

HOBSON WEST COMMUNITY ASSOCIATION
ANNUAL MEETING MINUTES

DATE: March 12, 2013

TIME: 7:00 p.m.

LOCATION: Naperville Municipal Building

PRESENT: President Gerald Staraitis, VP/Pool Operations Pat Bell, Secretary Paula Fraser ,
Tennis/Concessions Diane Bates, Membership Sue Rice, Treasurer Sally Parker, Grounds
and Insurance Eric Jungnickel, plus 17 homeowners

Note: Homeowners' questions and Board's answers in italics.

Meeting called to order at 7:03 pm by President Gerald Staraitis

I. Welcome and President's Comments

Introduction of current and former Board Members

Board priorities include upkeep of common property and maintaining Hobson West's livability and financial responsibility

For the future, we will maintain and upgrade signs, pool, and security.

Improvements and replacements will be made as necessary.

We need to establish an audit review committee.

II. Secretary's Report: 2012 Annual Meeting, posted on website

Rod Randall motioned to approve minutes from last year, Eric (last name unknown) seconded, all approved, motion carried.

III. Treasurer's Report: sent with dues notice

IV: Officers and Directors Comments

Treasurer - Sally Parker: Budget summary explanation: there were higher costs for pool supplies, salaries, and water. Better pool maintenance (backwashing) used more water but increased the quality of the pool water. We will keep an eye on it this year to ensure there are no leaks. Tennis revenues were not as high as expected. Some items were offset by higher guest fees. Capital spending was slightly under planned budget but since there were some unplanned expenditures (grills, power washer), projects were moved to 2013 as a result.

Q: Are pool lifeguard costs higher because of concessions?

A: Pool was open almost every day this year. Concessions are manned by the guards, to better use their time.

Q: Is there a profit made on concessions?

A: It is minimal, to keep the cost low for the kids.

Cash reserves are primarily held in CDs. 2 CDs are high earners. They mature this coming November and we will not be able to get those favorable rates again. One CD was pulled in 2012 due to the parking lot project. The rest of the cash is kept in a money market, a payroll, and operating account.

For 2013, we are hoping to rebuild our cash reserves. We raised the assessment, but it has not been raised in years. In planning our budget, we determined that items not included previously should be added to capital reserve funds: storage shed, windows and doors. New purchases that will need improvement in the future are now covered. By 2014 the capital reserves will be caught up. Capital reserves ensure that we have replacement costs covered for future expenses. This prevents special assessments. Capital spending for 2013 includes signs, security upgrade, grading and a french drain for the grassy area by the pool that floods. New items: improvements to tennis courts (signs/locks), concessions pergola, variable drive pump, some new umbrellas and stands.

Q: Will the new signs match the character of the subdivision?

A: New signs will be in line with what was budgeted. A new logo will be designed, keeping same colors.

Q: Perhaps 2 choices could be put forth for the new signs and the homeowners could give input on preferred design.

A: Photos could be posted on the website.

Assessments: for 2012, one home is in foreclosure, one has a lien on it, one is for sale (and we hope to recover the assessment upon sale closing). For 2013, we still have not received 52 assessments. Sally will be contacting these people in the coming weeks.

Home sales last year 14, this year already 4.

Q: Farmstead is a 501(c)3. Is there any advantage to our HOA to doing this? Dues could then be written off.

A: We were set up as a not for profit corporation (not tax exempt). If anyone would like to pursue this matter, please contact Sally Parker. Sally will speak to our accountant to see if it's possible.

Secretary - Paula Fraser: The Yahoo group has 169 members. It's the best way to stay informed of announcements. To subscribe, send an e-mail to hwhomeowners-subscribe@yahoo.com from the e-mail address you would like to have subscribed. (See hobsonwest.org for further instructions.)

Notes from this meeting will be posted on the Hobson West Website. Those signing at the annual meeting with your email address will receive an email invite to join the Yahoo group (if you haven't already joined)

1st VP/Pool - Pat Bell: Last year there were a lot of major improvements with the parking lot, etc. Priority has been cleanliness and quality of water. We bought pool filters and chemicals. Our new pool manager takes care of these things now instead of outside companies. Keith Hermann has done a great job. Some of our guards are leaving, but new ones are coming on. Improvements: new pergola, variable frequency drive for flow of water (may bring water costs down). Also we are raising non-resident family and individual membership to \$860 and \$215 (resident: \$645 and \$160). Staff will be instructed to admit any resident who accompanies their grandchild.

Grounds/Insurance - Eric Jungnickel: We are maintaining our costs and cutting where we can. Mulch every other year instead of every year. Maintenance of common areas cost has not increased in 4 years. If there's ever an issue of grounds or common

areas, please bring it to Eric's attention. Area by the pool that floods will be graded differently. We will get that done this year.

Membership - Sue Rice: Successful Easter egg hunt will be repeated this year. Pig Roast was changed to Family Picnic which will be repeated this year. If anyone has any new ideas on social events, or would like to head up committees, please contact Sue. We will help facilitate these project through budget help and getting the word out. Younger families' help would be especially welcome.

Tennis/Concessions - Diane Bates: Tennis revenues did not meet projections. Coach Enge was new last year and sign ups can be improved upon this year. We will work on getting more information out on the programs this year. Coach Enge is a member of the USTA. Has been going for several years to Norway and helped student athletes come to this company, helping them pick a college here. Very involved with high school age kids. Several of his instructors this year are college students. Price will be slightly higher this year. 2 (4-week) sessions will be offered this year and will not conflict with swim lessons. Sign ups will most likely be in person. See website for details.

Concessions: Diane will look into healthier options for snacks as well as old favorites. The guards will be selling concessions when they are not guarding to help increase efficiency.

Q: Is there an adult tennis league for "fun?"

A: There could be! Send Paula an email to post on the Yahoo group to gauge interest. There are adult classes offered in the evenings but a "fun league" could be worked in.

Q: Tennis sign ups were at the end of the swim team sign up table. Now that swim team sign up is online, tennis gets left out. This could be why tennis sign ups were down. Not sure swim team realizes it is not a separate entity.

A: Board will make sure that swim team is integrated with HOA financially according to bylaws. It is not an independent entity. Information will be given out that tennis sign ups are separate.

Q: Does the swim team have their own insurance?

A: Part of membership fee goes to the league insurance policy which covers swim events and official league sanctioned practices. Our insurance also covers.

Tennis sign ups will be held on two different Saturdays, check the website for details. It will be linked also from the tennis website, on the Yahoo group and on the sign at the pool. Contact Diane for further info.

V. Other Discussion, Questions

Q: Could we have a Facebook page?

A: Paula will make that happen this year.

Q: Who do we contact to put up something on the pool sign?

A: Contact Pat Bell or Jerry Staraitis.

Q: A homeowner would like to speak to the Park District regarding improvements at the Hobson Ponds: gravel parking, pavilion, washroom, BBQ pits to attract people to go fishing.

A: That's a great idea!

VI. Motion to Adjourn. Jim Cavanaugh moved to adjourn the meeting, Jerry Staraitis seconded, all approved, motion carries. Meeting adjourned at 8:17 pm.
Respectfully submitted by Paula Fraser, Secretary