

**Hobson West Board Meeting Minutes  
Annual Meeting – March 11, 2014  
Naperville Municipal Center Employees' Lunchroom**

Present: President Jerry Staraitis, Treasurer Sally Parker, Tennis/Concessions Diane Bates, Membership Sue Rice, Pool Operations Susie Kursar, Grounds/Insurance Mark Storey, Secretary Paula Fraser  
14 homeowners and one Naperville City Councilman in attendance.

Meeting called to order at 7:02 pm

**President's Remarks:**

Any homeowners that have had problems with floodwater coming up through the basement drain may want to check out the Flood Guard plug that fits in those drains and prevents back up.

If any homeowners have trees that have died due to Emerald Ash Borer, please remove them for safety issues.

Thanks to homeowners for keeping sidewalks and pathways clear during our heavy snows.

Many of our shrubs and trees are mature and some may be blocking windows – for safety issues, please keep landscaping trimmed.

**Introduction of Officers and Directors**

Thank you to past Officers and Directors Pat Bell and Eric Jungnickel and retiring Pete Jerzynski, accountant.

**Review of Prior Year Accomplishments:**

Pool pergola replaced

Landscaping in parking lot median

Thanks to Christy Simpson and Rod Randall for their input as the Audit committee

**Review of 2014 Priorities:**

Maintain landscaping in common areas

Improve/replace signs

Continue and expand Ellis certification at pool

AED installation at pool

Replace aging pool equipment

Look into solutions for pooling of water in grassy area near tennis courts and swimming pool

Establish committee to look into by-laws – if interested in helping, please contact Jerry Staraitis

**Secretary's report: Paula Fraser**

We currently have 201 members on our Yahoo group page, and 74 following us on Facebook.

There were weather issues which caused a delay in delivering the annual meeting and assessment notice, but the block captains stepped up and contacted their neighbors. I emailed the notices as requested, but as of February 5<sup>th</sup>, it seemed the problem had resolved.

Motion made to accept annual meeting minutes from 2013 by George McConaghy, seconded by Jim Cavenagh, all approve, motion carries

**Treasurer's Report: Sally Parker**

We ended 2013 with \$289,970 in bank. Some capital expenditures were pushed to this year's budget. We had higher revenues from outside memberships, increased income from pool memberships. There

were higher utility and payroll costs. We had to make an estimated income tax payment this year. Most of our funds are in certificates of deposit. Two of our higher rate CDs matured in November, so we transferred those funds into a new money market fund, as we can't get similar rates on CDs right now. 2 CDs are left at just under 3 percent. The rest of the funds are in 2 money market and 2 checking accounts. 2014 cash reserves should increase \$5950. Our projected cash balance at the end of 2014 is about 25K short of funding our estimated required capital reserves. Instead of increasing assessments, we will evaluate estimated reserve amounts during the year and determine whether required reserve estimates can be adjusted. We will reassess at the end of the year to see if we need to increase assessment. Pool and clubhouse are aging. Most of capital reserve items were based on a study done over 4 years ago. We increase those numbers every year to reflect rising prices. In 2013, there were items added to the reserve schedule from the reserve study that previously had not been included. Assessments – about 90% have been collected. Some late assessment payments may be due to weather/mail delivery issues. We have 4 from last year that remain unpaid. In 2013, we had 5% of the neighborhood sell = 20 houses. This is higher than in years past. So far none have sold in 2014. Our long term accountant retired; Jerry and Sally interviewed new accountants and chose Susan S. Lewis, LTD. We are not anticipating any increase in cost. We will use QuickBooks online from now on, making Board access to financials easier. Swim team and water polo is being consolidated with Hobson West's financial statements, beginning with 2013's taxes. We have been filing as a corporation since we started as a subdivision. Most tax liability has been avoided until now because income was offset by depreciation. However, most assets are now completely depreciated. Susan Lewis has been contacting the IRS, and Jerry and Sally will work on changing our tax filing status to 501(c)(7). Big project, that will incur some cost, but will save us tax costs in the long run. This will make us a "social club." Accounting firm will be in charge of this new filing. Ms. Lewis will look into retroactively filing for 2013 under the new status to see if we can get 2013 taxes refunded.

Jerry remarks that the new accounting service will help with efficiency as well as freeing up some of the Treasurer's duties.

Treasurer's report will be filed subject to audit.

#### **Director's Reports:**

##### **Membership: Sue Rice**

We started off the year with the Easter Egg Hunt, chaired by Jenny Hoffman; this year it will be chaired by Kathy Highhouse.

Annual picnic in August

Directory is at printer's and the cost was covered by ads.

Two new block captains: Shawn and Roberta Lockwood on Bull Run Ct., and David and Ashley Cook on Chancellor Ct.

If there's an event you would like to see happen in Hobson West, please contact Sue.

*Homeowner comment – some interest in resurrecting the Steak Fry.*

*Homeowner question – any estimate of demographics? A: you can find this info online from latest census by subdivision.*

##### **Tennis and Concessions: Diane Bates**

Tennis: New tennis pro hired after the 2013 annual meeting: Gary Givens. He will return this year. At this time, no increase in fees. Lessons are coordinated with swim time lessons so children can do both if they so desire. Last year, after the first 6-7 weeks, we offered lessons on a week to week basis for any

who wanted to continue lessons or make up missed lessons. This was well-received. Once the snow really leaves, Diane will look over the courts to check for maintenance, and put up the nets and screens. Concessions: new treats were introduced, and there were not many left over. These were put out at the picnic. We don't have a lot of storage in the area, so Diane made weekly trips to the store to restock supplies.

2014 Registration: the forms will be on the website in April, to be printed out and mailed or dropped off at Diane's house.

*Q: Did the guards work out well as concession workers?* A: This is an improvement over years past. No problems.

### **Pool Operations: Susie Kursar**

Susie met with Pat Bell in November to help with transition. Opening day will be Saturday, May 24. June 6 will be first full weekday. Keith Hermann returns as Pool Manager. He saves us so much with his repair expertise and keeps the pool running smoothly. Brian Peterson will return as assistant. Keith got us a reduced rate on an AED from the fire department.

Improvements coming in 2014:

New umbrellas

2 new valves in pit

Remote for pool vacuum

Pump room will be painted

Sheds will be painted

Diving board repairs

Shelves to be installed upstairs in clubhouse to increase organization

Most of staff is returning and will be Ellis trained. Everyone will be CPR and AED certified. Ellis does an annual audit to ensure compliance. Our pool passed with flying colors. Keith is also a certified Ellis trainer (but did not audit our pool).

We have a 5 year plan for replacement/maintenance.

### **Grounds and Insurance: Mark Storey**

Insurance: all the appropriate policies are in place and current.

Grounds: Entrance signs are inconsistent and rotting in places. Eric Jungnickel began the process, and Mark will continue with City and Park District regarding permits and placement. When the snow melts, the process will accelerate.

Mulch is done every other year, and we will continue to contract with Tender Lawn Care for mulch and grass maintenance. There are sight line issues on some of the streets with overgrown landscaping, but that will be taken care of.

*Q: Is there a possibility of planting trees into the easement along 75th?* A: This might create a drainage issue but Mark will come and take a look.

*Q: Could the city extend walls to block sound on 75<sup>th</sup> street?* A: Mark can discuss this with the City when he gets permits for the signs.

*Q: Berm behind the swimming pool helps with sound issues. Any possibility of extending berm?* A: Probably not, because of access needed, but Mark will check also on this when he meets with City.

Acknowledge presence of Councilman Joe McElroy at our annual meeting. He wonders how the snowplowing has gone in our subdivision. Feedback: some homeowners get more snow into their driveways as a result of plowing. This makes access very difficult and seems to depend on the particular

driver. Joe also mentions that the City will replant any trees they remove because of Emerald Ash Borer or disease. A variety of species will be planted to avoid a monoculture that invites disease (such as the prevalence of ash trees).

**Additional Questions and Comments:**

*Comment: We fought very hard to get the Ponds to remain an open area. There might be a possibility that they could be stocked with fish. This requires some dredging. A Frisbee golf area would be beneficial as well. Tom O'Hale would like to form a committee that would go to Park District on these matters. Other homeowners would like to see other improvements to the area. Suggestions made that if residents help keep up the Ponds area, we might form some sort of partnership with the Park District for improvements.*

*Comment: Foreclosure crisis is ongoing but Hobson West is in much better shape than other subdivisions.*

*Q: Does anyone know the status of the Smart Grid? Are we ever going to get data? A: from Joe McElroy: Meters have been installed, but software has not been because the vendor has been removed from the project. Efforts to rectify this are ongoing.*

Motion made to adjourn the meeting by homeowner, seconded by another homeowner (names unavailable), all approve, motion carries, meeting adjourned at 8:21 pm.

Respectfully submitted by Paula Fraser