

Hobson West Board of Directors Annual Meeting
Monday 7:00 pm, March 6th, 2017
Naperville City Hall Building

Present: Treasurer David Cook, Pool Operations Mark Domzalski, Secretary Jeff Danbom, Nicole Wesolowski; President Jen Nagle; Membership: Nicole Wesolowski; Jonathan from Keough/Moody; Web and Social Media Chris Bojrab; Grounds/Insurance Mike Herbst

Not Present: Sherri Pipala (Swim Team President), Diane Bates – Tennis/Concessions

1. Call to Order: 7:03pm
2. Approval of Agenda
3. Approval of January 17, 2017 Minutes
4. Swim Team Representative - Sherri Pipala
5. Web and Social Media - Chris Bojrab

State of the Sub-Division Address

1. Welcome and Background
2. New baby fence at pool, with future updates
3. Pool to be filled in May
4. 18 new families in the last year
5. Past Social Event- mentioned through FB, Yahoo
 - a. Easter Egg Hunt, Bean Bag Tournament, National Night Out (Little Friends donation)
 - b. Splash ball program was a success
 - c. Annual Picnic
 - d. Craft Beer Night
 - e. Cubs viewing Night
 - f. Twitter feed created to update swim
6. Governing Documents- Brief review
 - a. Architectural committee- looking at our current practices
 - b. Slow and deliberate process to assure alignment of Bi-Laws. Included electronic communications.

Question about Electronic usage: Regarding upcoming use of technology for voting, assessment, etc.

Response: Intent was not wording that we would be tweeting assessments, voting, etc. Just exploring how to “opt in” for communications (mail or electronic).

- c. We applied a Tax-Exempt Status 10-24C37 (not tax deductible)...submitted in 3/16 with 180 days to be made aware. Currently waiting on specialist/supervisor with response by 2/3. Still no response.
- d. Naperville Homeowners Confederation: We have entered this group on a 3 year basis.

Secretary – Jeff Danbom

1. Yahoo 226, FB 313

Treasurer- David Cook

1. \$398,000 in the bank after 2016
2. Last we looked at the Reserve, the pool substructure is now being allocated for in the Reserve. 60 year pool life. Increase in Assessment from 2016 was reflected in the pool cost.
3. Making good progress on Reserve
4. Capital expenses
 - a. Pool heater
 - b. Wind Screens for Tennis
 - c. Picnic tables
5. 87% of Assessments have been paid
6. Susan Lewis is still accountant
7. Still using Quickbooks
8. Applying for Tax-exempt status. Hopefully to amend our 2016, 2017 tax returns. Based on Application date (3/16)

Question: Do we have any residents who have not paid assessments.

Response: Liens are filed. One home is selling now.

We are also investigating the option of Forcible Removal and Rental of Property to recover assessments

Ultimately, we are currently trying to figure out the best options going forward.

Trying to figure out options.

Questions: Do these people just not pay, not know?

Response: We mail out assessment, late fee, reminder.

Question: What is the free cash invested in?

Response: In money markets and CD.

Questions: Is the money insured?

Response: Money at two banks and Federally insured.

Question: Roof of Clubhouse

Response: Last year some shingles were fixed...prolonged estimate 3-5 years.

Pool/Vice President – Mark Domzalski

1. Pool is the biggest expense
2. 3 Quotes were provided for the Pool Heater
3. Water will be filled on 1st week of May
4. 1024 guest to pool in 2016
5. Keith Hermann will be back as Manager 2017 for 6 seasons.
6. Maintenance
 - a. Baby pool fence replace with new style
 - b. Remaining fence in 2018/2019

- c. Internal water heater replaced in 2016
- d. Pool heater currently being replaced
- e. Acid pump replaced in 2016
- f. New picnic tables/lids in 2016
- g. Toilet fixture were all fixed
- h. new pool computer
- i. New picnic table
- j. Online guard schedules "WhenIwork.com"

7. Pool Staff

- a. All but 3 guards will return.
- b. ELLIS Training again in 2017. A step above Red Cross
- c. ELLIS training for other pool guards
- d. ELLIS audit in 2016, highest score ever
- e. No pool rules to change in 2017
- f. Adult children of resident allowed
- g. Keith opens the opens pool at 5:30 am for Adult league

Question: With concessions do we break even?

Response: We made more than budgeted, but mostly break even.

Membership – Nicole Wesolowski

- 1. Easter Egg Hunt – April 9th at 11am (Sunday)
- 2. 12 non residents interested in pool season

Question: Directory?

Response: There were a few errors and now trying to get it printed and updated.

Question: Could block captains call all the phone numbers to see what is updated? Many LAN lines are becoming obsolete.

- 3. Non Resident memberships used to be 2x the annual assessment. In 2015 numbers were way down, which contributed to a loss in revenue. In 2016 we had reduced the rate, yet made more in revenue. New rate was 1.5x.

Grounds/Insurance – Mike Herbst

- 1. 3 trees removed (infected)
- 2. Grassy area is now improving
- 3. Mulch placed in flowerbeds around clubhouse.
- 4. Replacement of trees this spring
- 5. Business Interruption Policy purchased in the event of lost income for emergency

Question: What type of trees are being put in to replace

Response: Answer to be determined, 2 of which are for privacy on 75th.

Question: Is the city still mowing on West.
Response: Yes.

Tennis/Concessions – Diane Bates

1. 71 kids participated in 2016
2. Coach Lisa and Jimmy ran 3 sessions.
3. Start date is TBD, registration will be residents, NRF, then NR
4. Registration is a time crunch based on swim lessons to avoid overlaps.
5. One/Two new wind screens.
6. Courts are in good conditions.
7. Concessions will only rise if purchase price rises.
8. Ladies tennis to return in 2017

Question: What is your solution to the Christmas Lights?
Response: They have restrictions to times, place complaints in writing and submit to board, Communication to Trolley companies to not allow people off trolley.

Swim Team – Jenny Schultz (on behalf)

1. New Coach (Keith Hermann). Kyle is moving on.
2. New timing system. Fundraiser in spring (VFW?)
3. Purchasing new kick boards.
4. Purchasing new flags for pool
5. Registration is open, 75 currently...looking to cap at 135. Waitlist for NR (18 new beyond 2016 kids)
6. Registration closes March 15th.

Question: Thank you to Board for your time/efforts.
Response: A lot of work, but it has been an enjoyment, residents welcome to monthly meetings at Township Building.

Adjourn: 8:03pm

Submitted Respectfully,

Jeff Danbom
Secretary