

**Hobson West Board of Directors Meeting**  
**Monday 7:00 pm, March 5th, 2018**  
**Naperville City Hall**

**Attendance: Jennifer Nagle (President), Mark Domzalski (Pool), David Cook (Treasure), Mike Herbst (Grounds); Diane Bates (Tennis/Concessions); Jeff Danbom (Secretary); Nicole Wesolowski (Membership)**

**Also Present: Chris Bojrab (Webmaster), Kristin Milam (Social Director)**

1. Call to Order: 7:00pm  
General Introductions & Apology for  
Application for Tax Exempt Status  
IRS Approved "Tax exempt status"- savings on taxes  
501C-7, not having to pay income tax now  
Applied for Illinois Status. State of Illinois is 6-12 months behind. We are classified as NFP but not recognized by certificate yet.

Review of Governing documents in last 6 months. Recommendations have been given, and we've sent back to firm. Recommendation to combine both documents into one. Need for 2/3 and 3/4 vote or proxy to establish. By-laws, declarations to update. Information to be sent out.

Reserve Study done in 2011, 2015, and hopefully next year to see if we are hitting our numbers.

Social Committee to engage the neighborhood.

Feed My Starving Children event in February 2018

2. Approval of Agenda
3. Approval of January 8, 2018 Minutes  
Motion to approve: 1<sup>st</sup> David, 2<sup>nd</sup> Mark, All: All, No: None.

**Treasurer Report - David Cook**

1. Based on Reserve...currently at \$425,908, but the Expected Value for 2018 is \$623,360.

Q: "The annual assessment should give a better indication for

Q: "How do we close the gap?"

A: Excess cash from operations 47K from 2017 we can set aside from the reserve. Each year we will continue to attempt to adequately fund the reserve...even with items that come up that need replacement. We must keep contributing to fill in the gaps. We need to keep making more money.

Q: So each home is \$2000 away from goal amount.

A: As costs go up each year for each line item we need to account for the growth. The majority of revenue comes from the assessment. We do have some non-resident assessments. Assessments is 75% of our income. Non-residents to contribute income as well.

Q: Operating Expenses- Is it a zero balance?

Q: Capital Improvements for the next 25 years...are we over saving?

A: Increase assessment is both Operating & Reserve.

A: Gerry- The Reserve Study does look at the 30 year projections for where replacement costs might change. An inventory is done by the Reserve.

Jen: Annual Assessments by year

2008- 2012 = \$390

2013-2014 = \$430

2015 = \$490

2016 = \$520

2017 = \$520

2018 = \$570

Q: Payroll expenses increase?

A: We lost many good guards the past few years to low pay. We've increased all guards pay by \$1/hr.

Q: Are we allowed to know how much we pay the pool manager?

A: Keith is there during the summer month. Prepping during the off season. Setting the calendar. Contract does state the actual on site time. Returning for his 6<sup>th</sup> season. Keith is also our swim team coach. ELIS certified...and trains all the life guards. He does charge other guards to get trained by Keith. HW made \$3950 on training of guards based on \$3500 cost.

### Major Capital Expenses

1. New water fountain
2. New tables

### Assessments

98% in 2017

Making progress on outstanding fees

88% collected (on pace)

Late notices mailed to 10% (and sent to swim team)

Continuing to work with Susan Lewis and Quick Books

Q: Any thoughts for additional pool income?

A: Social, non-resident fees, suggestions are welcome.

### Grounds and Insurance - Michael Herbst

1. 75<sup>th</sup> and Gartner (Phase 1)
2. Annuals will be planted in the spring (Phase 2)
3. Appomattox tree was removed. Ground cover and improve that area.
4. Same lawn care company will be used.

Q: Sign by the ponds, the perimeter has eroded. The city has mowed down the boxwood.

A: We don't take care of that area, perhaps we can look at putting in some annuals/mulch/edging. Something in spring to improve. Talk with Tender Lawn Care to improve service in that space.

Q: Fences on West Street are pretty bad. Some of the fences are in poor condition. Growth is abundant. Sump pumps.

A: Neighborhood cannot do anything but residents can complain and city will enforce.

### **Secretary Report**

1. Initial apology
2. Social Media Update: FB +3 & Yahoo +2
  - Getting connected
  - Printing Costs
2. Garage Sale Dates 5/11 & 5/12
  - Extended hours, later date

### **Membership - Nicole Wesolowski**

1. Directory is finished. Going to Block Captains, ask for emails.
2. Feed My Starving Children = 75 people
3. Easter Egg Hunt
4. Neighbors at Neighbors 4/28...60 people
5. Planned for 2 events per month.

### **Tennis/Concessions - Diane Bates**

1. Concession items now tax exempt
2. We've used all inventory, try to exhaust it all.
3. \$800 was made in 2017 from concessions.
4. Water will not sell at pool, now that we will have a water bottle filler.
5. Open to new ideas for snacks.

Q: Healthier snack options for kids?

A: Try to stay away from nuts, but worth a shot.

Q: What do other pools offer at concessions?

A: We don't have a lot of space, and many items get messy quickly.

6. Successful Tennis season - last 2 seasons we've had over 60
7. Currently looking for a tennis professional
8. We purchased 2 more wind screens
9. Repaired the cracks from snow, rain, ice (our courts are in good condition)
10. Prices for tennis fees is TBA.
11. Putting a door in the fence to the 3<sup>rd</sup> court. (will be lockable).

12. Keith & guards are not responsible for watching that court, parents are responsible for that space.

Q: will we need a sign up indicating: "play at your own risk".

A: Looking into this.

13. Looking to get temporary lines, net, equipment for paddle ball.

### **Pool Operations - Mark Domzalski**

1. We have a lot of kids coming through. Many non-residents want to come through.

2. Mavericks have signed up again to be a part of the HW pool.

3. Staff has increased, guard wages has gone up.

Q: With increase in assessment, will the NR fee increase

A: Yes, \$820 for the 2018 season

4. A lot of young families are moving into Hobson West.

5. Rules have not changed. Guests...children and grand children are guest, but do not have to pay the fee. But the resident must be present. And that guest abide by rules.

6. Posted rules will be posted outside the pool and be aligned on website.

7. Water fountain is terrible. We will now have a chilled bottle filler/water fountain.

8. Pool opens on May 26<sup>th</sup>, Keith's 7<sup>th</sup> year with HW. He does a lot for the pool and neighborhood.

9. Many maintenance systems have been replaced.

10. Pool heater was replaced in 2017 (ahead of schedule, but necessary).

11. Looking at chair options and colors.

12. Fence has been partially changed, when time permits we will replace the remainder.

13. New picnic tables, bathroom counter tops, and doors replaced.

Q: Flags are ripped...new lines are painted.

A: put up new flags. They will look at it again. Flashing stop sign.

A: Not allowed to park between stop signs.

A: Attend "Coffee with the Chief"

Meeting Adjourned: 8:49pm

Submitted Respectfully

Jeff Danbom