

Hobson West Board of Directors Meeting
Monday 7:00 pm, March 11th, 2019
Naperville City Hall

1. Call to Order: 7:01 PM

2. Approval of Agenda

Motion to approve Agenda:

3. Approval of February 11, 2019 Minutes

Motion to approve: Jason, 2nd: Mark, All in favor: All, No: None;

Motion to approve Minutes: 1st Diane, 2nd Mark, All: All, No: None

4. President's Report - Jennifer Nagle

Positives:

Residents offer input to proper display of Flag

Residents offer input for Reserve

Assessment went up 2.63%, not the 3%

Weather was great, allowed for big turnout

Negative

Pool was treated like Cancun with drinking

2019 Code of Conduct for Tennis and Swim Lessons

Leaf Pick Up/Snow Removal

Naper-notify can be useful

Work On

Communication via Directory Spot

Bylaw updates- several issues developed over the past 6 months. Need to allow for electronic voting.

Reserve Study will be done again in 2019

Residents are always open to all Board Meetings (only closed for certain times)

5. Secretary Report - Jeff Danbom

6. Pool & Vice President - Mark Domzalski

Pool all set to open May 25th

Keith is back, with Tyler Buss as assistant manager

11 new guards to replace the 11 departing (35 Total)

All replacement chairs are on order. The old slings just needed to be replaced

Adding additional picnic tables.

No significant rule changes.

Looking at new counter tops and updating changing rooms.

Guest Rule

\$4 flat fee per person

Parents who have children/grandchildren can come back, but must be accompanied by resident. For insurance purpose.

7. Treasurer Report - Brian Respeliers

2018: Revenue \$338,000. Extra came via the non-resident pool fees (planned for 28K), came in at 41K

Operating expenses:

Net Income of \$63,000 over expenses that could go into Reserves. (estimate was 49K)

2019: No really big changes. Little less from NR pool fees.

We will see higher professional fees (bylaws). Payroll 122,000.

Planned Reserve is \$36,800.

Assessment is around 70%. The cc factor has reduced check deposits.

Email account was slow at the beginning, but we navigated concern quickly.

Reserve Analysis being done in 2019. Planned contributions. Planning now for pool substructures. It is a moving target...how many more years something will take to replace.

8. Membership - Jason Epstein

Directory Spot - Searchable, allows for Tags, and Plan in place between treasurer and membership to update.

Non-Resident Memberships (\$40K in 2018...split between swim team members and non-swim team).

Social Events Planned for 2019

N@N, Feed my starving Children, etc.

9. Tennis & Concession - Diane Bates

Tennis - Jonathan returning (5 Star Tennis)

Waiting on Swim Team to set age levels.

Code of Conduct to be signed

Adding a Pickle Ball Court to 3rd court.

Concessions: Hopes to have a sign this summer with item/cost

Open to suggestions for more items.

Cards for quick purchase \$5. Each box is a \$.25.

Q: Could we keep them in a card box?

A: We could pursue that idea...must organize

10. Grounds and Insurance - Michael Herbst

Q: Who will be doing the updates of the Directory.

A: Just Membership

Q: Who can see it.

A:

Suggestion: Once draft is available ...make available to residents for review

A: That is our intention. We'd like feedback.

Q: Given the numerous errors by account the last two years, are we going new?

A: We are interviewing new accountants, expenses will be double.

Kevin Pickett: (swim team vp). Team placed 6/11 at Classic. 13/22 at City. One age group won Relay. We are approximately 125-135 members.

Broke several records in 2018. Purchased new technologies last year.

Creating new Award Boards in June. Nice Keepsake

Purchasing Kickboards for this year.

Currently at 78 members with a week to go for registration.

Coaches are set, all lifeguards for the pool

Parents meeting in April

Practice starts June 3rd. 5 home meets.

50% of swim team is made up of Non-Residents (\$26,000 in non-resident income swim team).

Swim Team- Want to know about accountant changing?

Q: Is the swim team a part of HW

A: Swim team is part of the association, but it is now a sub-component of the neighborhood. One Tax Return.

A: Accountant does payroll for all guards and coaches.

A: Sherri and Susan Lewis to have a productive conversation.

Q: How many years have we been with Susan Lewis?

A: Five years.

Q: Are we getting what we pay for?

A: We have slowly given them more and more responsibilities over the past years.

Q: Have you contacted other to other pools to inquire which CPA firms use?

A: Some still have residents, some have a CPA, some have a separate entity.

Q: Is there still an Audit on the Treasurer position.

A: We'd like to have a 3 year cycle on Audit for the Treasurer position.

Q: Are we thinking, or are we going with new CPA?

A: We are getting feedback, and quotes. In April, looking to provide quotes to board then vote. We still need the 990 to get the preliminary.

We were waiting on water polo numbers...just needed last piece of information.

Q: Has anyone heard about Naper Settlement extending over to region just by garden plots and Bill Young Filed.

A: Has to do with lands that were donated back in 1937. Does not seem to appear that Naper Settlement is looking to take back land.

Q: If there an NFP that owns Naper Settlement?

A:

Q: Could there be links provided to cross reference all the different neighborhood sites.

A: That could be included.

New Business

Q: What is going on with the ponds? Met with Ray from (NPD) about cleaning up the ponds.

Q: Is there anything we can do now to improve the ponds area. Looking for any bad experiences over at the Ponds? What do you think could be done over there? Off-site parking?

Q: Looking for 2 or 3 people to join him at this site...to discuss renovation of that space.

Q: Fence on Merrimac was moved back.

A: Safety needs to be top priority, along with provisions for security along West, Natchz Trace, Gartner.

Q: Are there many bylaws not being followed.

A: Right not we have CCC needs ¾ and Dec requires 2/3s. We are combing CCR & Decs to get one passed.

Motion to Adjourn: 1st: Mark, 2nd: Brian, All in Favor: All, No's: None

Submitted Respectfully,

Jeff Danbom