

TANNER TRAILS

Homeowners Association

Minutes

November 2010

The Tanner Trails HOA fourth quarter meeting was called to order at 7:06 by Jerry Rauwolf, President for the HOA, with a motion made by Melissa Bedwell and seconded by Bob Strusz.

Present at the meeting:

Board Members: Jerry Rauwolf – President
Bob Strusz – Treasurer
Melissa Bedwell – Secretary

Guests: Holly Marek – Property Manager, Foster/Premier
Danette Smuz – VP of Foster/Premier
Rick Williams – Attorney for the HOA
Lieutenant Buzecki – NA Police
Sergeant Foltz – NA Police
Officer Puscas – NA Police

Only 43 lots were represented in person or by proxy. The election for the board position that became vacant in January 2010 was not able to be conducted because the quorum of 66 lot owners was not met. An informational meeting was held.

PACT

Officer Puscas, Lieutenant Buzecki, and Sergeant Foltz attended the meeting to discuss the Police and Citizens Together program (PACT).

Officer Puscas will be the police officer working directly with the community of Tanner Trails. Sergeant Foltz will be in charge of the west side on North Aurora from Randall Road through Tanner Trails and Remington Landing. Lieutenant Buzecki will oversee the program for all of North Aurora.

PACT is intended to address ongoing problems in the community. It adds another layer of accountability for police. The officers will attend quarterly HOA meetings to address resident concerns and educate residents on how to best prevent crime, etc. It will help to build community relationships and provide information to police officers so that the department will be better able to serve the community.

For non-emergency nuisances contact Officer Puscas. In an emergency always call 911. The NA Police handed out an informational packet regarding contact and communication information from the NA Police Department, such as NIXEL and C.O.P. Bytes. For this information, please contact the police department.

For this program to be successful, block captains are needed for the community. Block captains will be in charge of approximately 30 homes. Their job includes keeping in communication with residents and Officer Puscas regarding concerns of residents, e.g. empty lots, traffic, etc. A map

showing the division of blocks can be found in the informational packet from the NA Police. If you are interested, please contact Officer Puscas.

If you have not returned the survey from the NA Police that was sent during a fall mailing, please do so. You may contact Holly Marek with Foster/Premier or Officer Puscas for a survey. Please return only one survey per household.

The surveys that had previously been turned in showed that most people in the community feel safe. Most concerns are about traffic and vehicle burglaries. Remember to keep your car doors locked at all times. The officers are working on response time to calls. Calls are prioritized by emergency versus non-emergency.

Officers will work with code enforcers for resolving issues such as junk cars, street light outages and animal problems. PACT will help to create a paper trail for the right departments in the village to resolve problems and will allow officers better ability for follow-up of these types of concerns.

Look for upcoming information regarding tours of the new NA Police Department building. Also, you may contact the police department if you are interested in participating in a ride-along program (for those residents who are 21 years or older).

Beginning January 6, 2011, Officer Puscas will work from 3-11 PM Sunday – Tuesday and Friday and Saturday.

Please tell neighbors about the new PACT program and consider being a block captain.

Thank you to Ann Michalsen for dividing the map into sections for block captains.

Introduction of New Property Manager

Holly Marek of Foster/Premier is the new property manager for Tanner Trails. Holly can be contacted at 815-886-9480 or 456B North Weber Road, Romeoville, Illinois 60446. Since Holly has become property manager there has been clearer communication between Foster/Premier, the board and the residents.

Last Quarter in Review

Sidewalks

The Village of North Aurora has finished installing some sidewalks in the community with some of the money that remained from the Neumann letter of credit. The areas that have been complete are those that allow access to parks or connect to other sidewalks. Not all sidewalks will be installed.

Walking Paths

The walking paths throughout the community have been resurfaced. Plantings and a seating area have been installed along the Imgrund path that runs along the back wetland.

Landscaping

Bids were solicited from different landscaping companies. Five companies submitted bids. All were similar in price. Green-Up was chosen because the difficulties that were faced this year were addressed. There has been increased communication and Green-Up is now familiar with the community, which will cut down on problems that would be faced with a new company. The contract with Green-Up has been renewed for one year with a one year option to renew.

Wetlands Future

The wetland areas are now out of the Neumann bankruptcy courts and will soon be turned over to the HOA. The wetlands are not in the condition to be turned over that the HOA board was told that they would be in for conversion.

The plan is to improve the wetland and prairie areas and maintain them going forward while controlling costs. This must be started now because the buffers are getting worse as time has passed. No maintenance has been done since late 2007 or early 2008 – the village stopped maintaining the areas at this time. This past year has been particularly good for weeds, which has not helped the situation of the wetlands.

With a plan in place, it will take approximately three to five years to see significant gains. The board is trying to keep expenses at a flat rate from year to year. In the fall of 2010, approximately \$20,000 will be spent. The costs for 2011 (and the next few years) are expected to be approximately the same cost.

- \$18,331 for maintenance and supplementary seeding
- Approximately \$1700 for response to treat troubled areas as needed

Please see the enclosed map for numbering of wetland areas to be treated. Work begins this fall. A surveyor has been hired to mark all borders of wetlands and common areas. Stay out of the common areas where work is in progress. If your property borders a wetland area, remove everything of yours from the common areas before work begins.

The board has contracted with Integrated Lakes Management to improve and maintain the wetland/prairie areas.

This fall the work will focus on areas 1, 2, and 3 with prescribed burns, treating and removing woody weeds and supplementary seeding.

Beginning in the spring all areas will be treated with the focus on areas 4, 5, and 6 for storm water system maintenance, maintenance of all six areas consisting of 5 visits with three technicians, and supplementary seeding of areas 4, 5, and 6.

There will be flexibility to treat troubled areas, including the water. Reports will be given to the board and summaries of the reports will be posted on the website.

2011 Budget

The goal was to provide long term financial stability and to avoid yearly increases in assessment, if possible, or the need for special assessments. Assessments are being increased starting with the first quarter of 2011. The new quarterly assessment will be \$45.00.

The reasons for the increase are as follows:

- Must fund wetlands areas maintenance
- Current projection for 2010 has the HOA losing money
- There has not been an increase in assessments for the last 6+ years
- Because of a street being removed from the original plat, there are only 660 lots instead of the original 674 homes to be built

Please see the below for an overview of the budget:

TANNER TRAILS HOMEOWNER ASSOCIATION							
2011 BUDGET							
660 UNITS							
					2010 Budget	Actual Year to Date (Through September)	2011 Budget
9100	Reserves				\$6,117.00	\$ 4,587.75	\$6,590.00
8502	Management Fee				\$24,000.00	\$ 18,000.00	\$24,000.00
		\$2000 X 12 months					
8501	Office Expense				\$10,000.00	\$ 17,148.00	\$20,000.00
		Billings, statements, correspondence etc.					
8606	Insurance				\$5,000.00	\$ 4,328.00	\$5,000.00
		Liability insurance (annual premium)					
8508	State Fees				\$735.00	\$ -	\$735.00
		\$1 per unit plus \$50 and \$10 annual report					
8505	Audit				\$2,000.00	\$ 325.00	\$500.00
		Based on a one time year end review					
8504	Legal				\$9,000.00	\$ 10,977.00	\$11,000.00
		Advice, collection of delinquent accounts and filing of annual report.					
7720	Maint and Upgrades				\$5,000.00	\$ 3,749.00	\$5,000.00
New Account	Wetlands Maintenance					\$ -	\$20,000.00
7806	Community Events				\$1,500.00	\$ 450.00	\$500.00
7801	Landscaping & Storm Detention				\$25,000.00	\$ 17,100.00	\$19,950.00
		Maintenance of detention and outlot areas					
7803	Walking Path				\$6,000.00	\$ 6,015.00	\$5,525.00
		Maintenance & repairs including landscape beds					
	Total						\$118,800.00
	Quarterly Assessment Per Unit				\$35.00		\$45.00
		Billed January, April, July, and October					
					\$92,400.00		\$118,800.00
					Projected 2010	\$ 105,284.00	

Office expenses doubled this year and the board is working on ways to be more efficient with communication.

The legal line item has also increased due to meetings with the village regarding wetland issues and covenant parties.

Reminders

There will be additional wetland updates posted to the website and distributed periodically. Covenant signing available after meeting. The board will go door-to-door soon regarding covenant changes.

Please take advantage of the HOA website at <http://www.tannertrailshoa.org>

- Register your email for news and information
- Check for updates on the wetlands

Movie night is being held at the Tanner Trails Church, Friday, November 12, 2010 at 7PM.

Questions and Answers

At the end of the meeting, the floor was opened up to address questions and concerns of the residents. (Q = questions, concerns, or comments posed by residents; A = response by Board, representatives from Foster/Premier, or Rick Williams the attorney for the HOA.)

Q: Why did office expenses increase? Why was it not included in the management fee?

A: This is the way the management contract was set up because we wanted greater visibility and control over our expenses. The previous contract was for a much larger single value that included the basic management service with all the other costs (mailings, etc.). We chose to break that into two and now will go to work on reducing our costs on what we can control.

Board needs to improve efficiency of mailings. Foster/Premier's contract is up next spring. The board will solicit F/P and other management companies to bid for the contract. The board will look at the possibility of restructuring the contract and other ways to reduce costs. The board felt the multiple mailings this year were important in order to maintain contact with residents and to provide them with information. At the present, only 110 residents are signed up for the list serve.

Q: Please explain why the board would go door-to-door to solicit residents' signatures for the covenant changes?

A: There has been some success with the covenant parties, but going door-to-door may prove to be more efficient and a better use of time for the board, the HOA attorney and residents.

Q: Does the fact that no one is showing up at the covenant parties mean that no one wants to vote for the changes?

A: We only have 43 lots represented at this meeting. Does that mean that other residents do not care about the community? Probably not. Residents are busy. By going door-to-door to ask residents about the proposed covenant changes will give the board a better idea of what residents want and a chance to answer questions.

Q: What is the status of the committees that were begun last year?

A: The board is looking at restarting the wetlands and architectural and compliance committees. With Holly as the new property manager, we are looking at restructuring the violation policy.

Because of the previous misinformation the board had regarding the wetlands, we were not able to move forward with the committee. Since the wetlands officially will soon be turned over to the HOA and there is a plan for maintenance in progress, the wetlands committee will be utilized more going forward. The social committee has put on different events throughout the year, but none have been well attended.

Q: Who takes care of the approval of the architectural applications?

A: The applications are sent to Holly, but the board has final approval based on the covenants.

Q: What has been happening with violation notices?

A: Notices were sent out this past summer. However, there were problems with the notices. New notices will be sent notifying residents of violations and follow-up actions taken if needed.

Q: What happens if not enough residents are present either in person or by proxy to vote at the January meeting? Aren't all three positions up for election in January?

A: All three board positions are up for election in January. If there are not enough residents to hold an election, the current board will have to carry over in their positions until residents are elected. Melissa Bedwell's position will be up for a one year term since she has carried over this year. Jerry Rauwolf's and Bob Strusz's positions will be two year terms. Bob Strusz said that he will not be running for another term.

Q: Do all owners of the home need to be present to vote and to sign for the covenant changes?

A: Voting for elections are different then trying to amend the covenants. Only one vote per lot may be counted for elections. Because the covenants are a legal document, changing the covenants requires all homeowners on the title of policy insurance to sign for the changes. Proxies are not allowed for the covenant changes. Instead, a power of attorney may be used in case one owner on the title of policy insurance cannot be present.

Q: Can the survey from the North Aurora Police be put online?

A: May work toward putting it online. However, only one survey per household should be returned to the police department. Officer Puscas needs to keep the different areas of the village separate to address concerns. If you want to remain anonymous, do not include your name, but please include on the survey that you live in Tanner Trails. Block captains can also collect surveys.

Q: Are there other ways to communicate with residents to inform them of important events, such as meetings?

A: Melissa Bedwell apologized. Normally she puts up reminder signs at the entrances of the community to remind residents about the quarterly meetings, but forgot to do so for this meeting. Both a postcard and newsletter were sent home announcing the quarterly meeting.

Q: Do quarterly meetings fall on the same night of the month, e.g. second Tuesday?

A: The board tries to schedule the quarterly meetings for the second week of the months of February, May, August and November. Sometimes the meetings fall on Tuesdays and sometimes Wednesday, depending on schedules of the board members and availability of meeting places.

Q: What happens if residents do not have their original title to sign for covenant changes?

A: It is the title of policy insurance that is required for signing for the proposed covenant changes. The title of policy insurance should have been received from the title company after closing. The deed to the home will also serve as verification of ownership.

Q: A resident expressed that he is opposed to the covenant changes and wanted to know how he could get an equal opportunity to campaign against the proposed covenant changes.

A: Like all residents he has the opportunity to utilize his right to free speech. He has been passing out flyers to residents regarding his concerns. The board has tried to make the covenants readable, up to date with the way the Neumann board approved architectural applications, align the covenants with North Aurora ordinances, and take into consideration new and future technology, e.g. rain barrels, wind power, etc. Regarding his concern for parking class C vehicles or lower in the driveway, the village allows parking of these vehicles on the street. This can block the driver's vision and cause safety concerns when children, pedestrians or other cars are present. The board was aligning this covenant change with that of the village ordinance. The board is willing to hear resident concerns. The covenants need to be approved as a whole because it is too costly to piecemeal them into amendments. The board understands that some residents may not want to sign for the proposed change of covenants because they may disagree with one or all of the changes. But the board is trying to serve the general community as a whole.

The meeting was adjourned at 8:42pm.