

**-APPROVED-**  
**ULLPOA Regular Meeting Minutes**  
**Saturday, April 17, 2021**

- I. **Call to order, roll call, Pledge of Allegiance** - President Scott Johnson called the meeting to order at 9:04 am.  
**Board members present** - Doug Jones, Mike Huber, Mary Sullivan, Kim Rogers, Jon Arneson, Heather Shroyer, Cheryl Wash, Beth Caudill & Scott Johnson
- II. **Welcome to visitors** - **2 members have also logged onto the Zoom meeting as listen only.** (Attachment A - member sign-in sheet)
- III. **Approval of Agenda** - **A motion to approve the agenda was made by Cheryl Wash and was seconded by Heather Shroyer.** Mike Huber requested to add a motion in New Business as item d., this will cover several proposed changes to the covenants. **A voice vote was taken, 9 board members in attendance voted to approve the April 17, 2021 agenda as amended.**
- IV. **Member Comments** - There were no member comments.
- V. **Approval of Minutes**
  - a. **Cheryl Wash** motioned to approve the **March 20, 2021 regular meeting minutes.** This was seconded by **Beth Caudill.** A roll call vote was taken, **9 board members in attendance voted to approve the March 20, 2021 minutes.**
- VI. **Reports.** -  
**Scott reported that we lost Wifi access at 9:09 the members that called in were disconnected**
  - a. **Treasurer's Report- See attached treasurer's report and finance committee report.** (Attachment B - includes financial reports - Balance Sheet, P&L & Budget vs Actuals)  
Beth requested that the accountant and Toni Vella (finance committee member) be added with read only access to QB. This board will adjourn to an ES to discuss this after the adjournment of the April meeting. **Kim Rogers motioned to approve the April 2021 Profit & loss statement. This was seconded by Jon Arneson. A voice vote was taken, all in attendance voted to approve the March 2021 P&L . The March 2021 P&L was approved as presented.**
  - b. **Committee Reports Committee Reports**
    - **Security - Jon Arneson** There was no written report, Jon reminded members to be mindful of speed within the community and to pay special attention to walkers and cyclists. Jon also reminded members that driving around a "road closed sign" is a moving violation and the driver will be fined.

- **Covenants, By-Laws, Rules & Regulations** - Revisions will be covered in New Business. Mike emphasized that while the covenants are the foundation of the Association, specifics are covered in R&R's and by-laws as these can be changed. Proposed changes to the covenants will be out for a membership vote with the cut-off date of June 25th, 2021, any proposed changes will only take affect with a vote of 50% + 1 of the membership, if that number is not met, the covenants will stay as they stand for another 10 years. The ballot will be yes or no, members can either accept as a yes vote or decline changes with a no vote, each property is one vote, a members single vote will be counted for all properties that the member owns. If a member does not vote, this is considered a no vote. The mailing will be first class. As there are many changes, a pdf link will be supplied to view the proposed changes as well as having copies at the POA office for members to pick up as a hard copy. The board will be giving recommendations and approve the proposed revisions, prior to the ballot mailing.
- **ACC/ECC - Kim Rogers** read her report (**Attachment C**)
- **Roads - Mary Sullivan, Scott Johnson** read the roads report (**Attachment D**). Photos of Birch Rd. were shared with the members present at the meeting, Scott also had a sample of the mesh that will be laid to fortify the road.
- **Properties, Parks & Maintenance - Doug Jones** read his report. (**Attach. E**)

**c. Special Committee Reports**

- **Social Committee - Cheryl Wash** read her report. (**Attachment F**)
  - **Update on community garage sale (Attachment G)**. Cheryl asked if we could make sure that "Porta-Potties" at the POA parks are ready for the Garage Sale, Doug will make sure that this is taken care of.
  - **Policies & Procedures - Heather Shroyer** read her report (**Attachment H**)

- d. Office managers report** - Edith was not in attendance, Cheryl read her report. (**Attachment I**) Edith had completed the new member packets, this was passed around to the board for approval. We are in the process of working on organizing a neighborhood welcome committee, anyone wishing to volunteer is asked to notify Edith at the office. Edith asked if a second monitor could be added to the office to assist her with the tasks needed to be preformed for the association. Scott has a spare monitor that he will donate to the office.

**VII. Unfinished Business**

- a. There was no unfinished business

**VIII. New Business**

- a. **3 motions for ACC/ECC - 2 permits & 1 Variance**
- a. **Kim Rogers** motioned to approve a detached garage at 800 Lakewood Greens Dr. This motion was seconded by **Cheryl Wash**. (**Attachment J**) There was a brief discussion followed by a roll call vote, 9 board members in attendance voted to approve the garage permit at 800 Lakewood Greens Dr as presented.

- b. Kim Rogers motioned to approve a detached garage permit @ 205 Mulberry Lane. This was seconded by Beth Caudill. (Attachment K) There was a brief discussion followed by a roll call vote, 9 board members in attendance voted to approve the garage permit at 205 Mulberry Lane as presented.
- c. Kim Rogers motioned to approve a fence variance @ 211 Crabapple Ct. This was seconded by Cheryl Wash. (Attachment L) There was a brief discussion followed by a roll call vote, there were 7 Ayes, 2 No votes, the fence variance was approved.
- b. Beth Caudill made a motion to accept a proposal for a multi-function printer. This was seconded by Heather Shroyer. (Attachment M) After discussion the motion was amended to lease a Sharp MXC304W Advanced Color Imager. A roll call vote was taken, 9 board members in attendance voted to lease the Sharp MX-C304W Advanced Color Printer.
- c. 2 motions from Properties, Parks & Maintenance (Attachment N)
  - a. Doug Jones motioned to award the roadside maintenance contract to Chana Roadside, as recommended by his committee. This was seconded by Heather Shroyer. A roll call vote was taken, 9 board members in attendance voted to approve Chana Roadside for the roadside maintenance.
  - b. Doug Jones motioned to award the parks lawn mowing contract to Bob's Jobs, as recommended by his committee. This was seconded by Jon Arneson. A roll call vote was taken, 9 board members in attendance voted to approve Bob's Jobs for the parks mowing contract.
- d. Mike Huber motioned to approve several revisions to the covenants, each item is handled as a separate motion below.
  - a. Mike Huber motioned to make no changes to *1.) Residential Character of the Community A.) In General & B.) Construction of a Garage or Outbuilding on a single lot.* This was seconded by Kim Rogers. The committee felt that this is covered in more detail by the ACC/ECC permits. **A roll call vote was taken, 9 board members in attendance voted to keep the verbiage to 1.) a.) & b.) in the covenants as they are now written.**
  - b. Mike Huber motioned to change section *2. B. Setback requirements (a.) thru (b.) (iv) that our setback requirements will be at least the minimum of what Ogle County requires.* This was seconded by Heather Shroyer. The board discussed this and agreed that Mike's committee should work on the wording to reflect this revision suggestion and submit it to the board for approval

at the May meeting. A roll call vote was taken, 9 board members in attendance voted to approve the proposed revision.

- c. **Mike Huber motioned to amend the language in item C. Fences to read -** “In general, in order to preserve the natural quality and aesthetic appearance of the existing geographic areas within the Community, all property lines (**change “shall” to “should”**) be kept free and open one to another. However, at times, it may be (**change “necessary” to “desirable”**) for a lot owner to have a fence. Therefore, fences may be permitted by a Board variance on a lot where they fit the guidelines established and approved by the Board of Directors, (add) “ **and administered by the ACC/ECC Committee**”. *Delete the remainder of the wording.* **This motion was seconded by Kim Rogers. A roll call vote was taken, 9 board members in attendance voted to approve the language in item C. Fences, as stated above.**
- d. **Mike Huber suggested that no changes be made to** *Item 2. Restrictions concerning size and placement of dwelling houses and other structures and the maintenance thereof. G. Maintenance of lots and improvements.* **This motion was seconded by Jon Arneson. There was a brief discussion followed by a roll call vote, 9 board members in attendance voted to approve no changes be made to Item 2. as stated above.**
- e. **Mike Huber motioned to revise Item 3. B. Water Supply to read “No private wells shall be permitted on any lot within the community” . This motion was seconded by Kim Rogers. After a brief discussion, a roll call vote was taken, 9 board members in attendance voted to approve the proposed revision.**
- f. **Mike Huber motioned to revise 4. General Prohibitions B. Signs by adding the following statement “Except for sale signs that are provided by the POA”. This motion was seconded by Cheryl Wash. After a discussion a roll call vote was taken, 9 board members in attendance voted to approve the proposed motion to add the suggested statement.**
- g. **Mike Huber motioned to revise 4. General Prohibitions C.) to read “No animal shall be kept or maintained on any lot in the Community, except the usual household pets; and in such case, such household pets when off the premises of the owners property must be controlled by a leash and held by a person capable of controlling such animal.” This motion was seconded by Kim Rogers. After discussion, a roll call vote was taken, 9 board members in attendance voted to approve the proposed revision.**
- h. **Mike Huber motioned to make no change to 4. General Prohibitions E. Disposal of Garbage. This motion was seconded by Kim Rogers. After**

**discussion, a roll call vote was taken, 9 board members in attendance voted to approve the proposed motion.**

- i. Mike Huber motioned to revise 4. General Prohibitions F. Concealment of fuel storage tanks and trash receptacles - to read “Every tank for the storage of fuel that is installed outside any building in the Community shall be either buried below the surface of the ground or screened to the satisfaction of ACC/ECC, by fencing. The receptacles for ashes, trash, rubbish or garbage shall be established by R&R’s of the POA. This motion was seconded by Kim Rogers. After discussion, a roll call vote was taken, 9 board members in attendance voted to approve the proposed revision .**
- j. Mike Huber motioned to make no changes to 4. General Prohibitions G. Restriction on construction of model homes and sale of any dwelling within a two year period. This was seconded by Beth Caudill. There was a discussion with no agreed upon outcome, Mike agreed to table this motion to cover at a special meeting so that the board can come to an agreement on the verbiage for this revision.**
- k. Mike Huber motioned to revise item B. Purpose of the Owners Association. Item c.) to read “To encourage social activities for its members their families and guests to maintain a socially friendly environment within the community.” This motion was seconded by Doug Jones. After discussion the motions was amended to change item B. C.) to read “To encourage social activities for its members their families and guests to maintain a social environment within the community.” This motion revision was seconded by Doug Jones. 8 Ayes, 1 absent (Scott left the meeting) this motion carries.**
- l. Mike Huber distributed (Attachment P) regarding Home based business regulations and announced that this will be part of the R&R’s and not added to the covenants. This is for board info purposes at this time.**
- i. Announcements - The board will be moving to an ES to discuss access for QB after this meeting.**
- X. Kim Rogers moved to adjourn the meeting and was seconded by Jon Arneson. The meeting was adjourned by Kim Rogers at 11:40 am**

### **“Action Items from Board Meeting April 17, 2021”**

**➔Action Item - Edith will be putting new member packets together**

**➔Action Item - Scott will drop an extra monitor off at the office as a donation to the association.**

- ➔Action Item - Mike will send a note to all members that sent requests for updates to the covenants, to update them on the outcome of their suggestions to the Covenants revisions.
- ➔Action Item - Mike will provide the correct wording for all approved motions for covenants changes.
- ➔Action Item - Mike will set up a time to meet with the board to further discuss the table agenda Item New Business, J. 4. General Prohibitions G. Restriction on construction of model homes and sale of any dwelling within a two year period.
- ➔Action Item - Mike will work with Edith on the revisions to the covenants and begin preparations to mail the ballots.

Submitted by:

\_\_\_\_\_ Dated \_\_\_\_/\_\_\_\_/\_\_\_\_\_  
Cheryl A Wash, Board Secretary