

Mariner's Cove Community Association Meeting

Wednesday, October 25, 2017

Third Lake Village Hall

Call to Order at 7:02 p.m.

Roll Call

In attendance:

Wendy Cotulla, *President*

Thomas Van Zeyl, *Vice President*

Jim Lamb, *Treasurer*

Dana Olson, *Secretary*

Jenny Llanes-Smith, *Member at Large*

Absent:

Miranda Polsean, *Member at Large*

Homeowners:

Isabel Krupica

Approval of Meeting Minutes (September 2017)

Jim Lamb motioned to approve the minutes. Thomas Van Zeyl seconded. All ayes.

President's Report

Druce Lake Beach Project Update

Wendy Kotulla provided an update on the Druce Lake Beach Project. The Village said they were okay with the current condition. Some concerns that the material used only has a 4 year life span. Some erosion control measures may need to be taken in the next year or so. Phase 1 is considered complete.

Treasurer's Report

Jim presented the financial reports. Jim mentioned he has started noting what expenses were for next to the amount on the monthly report. Assessment fees are continuing to be submitted by homeowners. Expenses should slow down in the winter months. Reserve Funding was transferred into the Reserve account because it earns more interest in that account.

Wendy asked about the amount that was designated at the last meeting for professional skunk control. Jim shared that once the budget is set, for reporting purposes the amounts do not change in the reports. The expense will show once it is processed. Jim recommended promoting the skunk measures to a wide audience, in case homeowners aren't reading the meeting minutes.

There are still 17 homeowners who owe at least one year of assessment dues. Jim expects several homeowners will submit by the end of the year.

Dana Olson motioned to approve the treasurer's report. Jenny Llanes-Smith seconded. All ayes.

Old Business

Skunk Updates

Wendy mentioned that the Village of Third Lake is considering reimbursing for skunk and beaver issues.

Communication Updates

Dana is still working to get the website updated so www.marinerscovethirdlake.com redirects to the new site www.marinerscovethirdlake.weebly.com. The Facebook page is being used for community questions and information sharing. Dana will send out an email reminder about the Halloween Parade and the skunk issues. Also, we now have a single email address for the community association board – marinerscovethirdlake@gmail.com.

New Business

Neighbor Concerns About Speeding

Dana mentioned that there had been some conversation in the Facebook group about speeding in the neighborhood. Homeowner Isabel Krupica said that her pet was run over by someone who was speeding. A lot of families with young children have moved into the neighborhood and there are concerns with little children and people flying by.

Wendy introduced the idea of speedbumps to address speeding in the neighborhood. The speed bumps are not necessarily placed where homeowners request. The process is for the Village engineer does a traffic study to determine where speed bumps should be placed. The speedbumps can be placed after 10 contiguous homeowners petition for them. Isabel expressed concern with the blind spot at the corner of Mainsail and Mainsail by the park.

Board decided to pursue learning more about the requirements for speed bump petition and then distributing that information with the neighborhood via the Facebook group. Wendy and Thomas will mention to the Village Board that it would be nice to have more police patrols in the neighborhood.

Halloween Parade is Sunday, October 28 at 11am

Jennifer Van Wie is leading the event.

November Meeting Date

Wendy mentioned that the board as a whole usually does not meet in November and December. There are usually some informal meetings with some members of the board to begin conversations about the budget for the following year.

Condo Property Act

Wendy mentioned an article in the newspaper about changes going into effect for the Condo Property Act, an act that guides homeowner's associations. The new act that goes into effect in January states that meetings minutes must be maintained for 7 years. Books and records must be maintained for the current and preceding 10 years (essentially 11 years). Wendy and Jim have records dating back for many years. Someone will need to review the files to determine what can be discarded and organize/digitize what needs to be kept.

Upcoming Association Projects

Jim mentioned that there are a few association projects that include the reserve study and analysis, boat ramp gates and a financial audit. A homeowner recommended the neighborhood do a financial audit to have someone review the books. Jim will revisit this in the new year. Boat ramp gates – the gate on Druce Lake is leaning and the gate on Third Lake has a broken weld. Realistically, the cost to repair will be close to the cost to replace. Jim recommends waiting until early spring to do the replacement. Jim asked around and typically any place that does fencing will do the repair. The reserve analysis is a few years old and they recommend that you revisit it every few years. Jim recommends revisiting in April.

Resident Concern with Wetland Plants

Jim brought up a resident whose house backs up to the Rollins Savana and is concerned with invasive species growing in the wetland behind their house. Jim confirmed that the homeowner association does own the property. The homeowner reached out again and said they are prepared to remove invasive species from the wetland.

Wendy recommended getting someone from Conserve Lake County to come out to assess the invasive species. Another option would be to bring leaves or pictures to the University of Illinois Extension Office. Wendy cautioned that it would be best to confirm what type of plant it is and then assess what should be done.

Looking Ahead

Thomas asked about how much homeowner management companies cost so that could be presented to the community as an option. Wendy mentioned that hiring a professional management company would increase the budget by at least a third (or requiring a \$50 increase to annual assessment dues). The management firm would take over and the homeowners would have less control over how much was spent and on what.

Jim walked through a few scenarios with the infrastructure projects that will be needed in the next few years. With a special assessment, the board makes the decision and it doesn't require a vote.

Isabel recommended online voting for an increase to homeowner dues. She volunteered to help spread the word.

Open to Floor

No business from the floor.

Adjournment

Thomas made a motion to end the meeting. Jim seconded it. All ayes.

Meeting Adjourned at 8:21 p.m.

Next Meeting: Wednesday, January 24, 2018 at 7 p.m.

Minutes submitted by Dana Olson on Wednesday, October 25, 2017