

Bordeaux Homeowners Association Minutes
October 28, 2019

Board Members Present: Phil Kambic, Mark Mountain, Linda Jensen, Dave Stejkowski, Bob Keipe

Homeowners/Guests Present: Charles Wilhelm, Gloria Wilhelm, Phyllis Edlund, Dianna Keipe, David Kaufman, Chrystal Crosswell, Steve Bissaillon (Road Commissioner), Matt Alexander, Andrea Hildebrand, Carol Freeman, Maria Stejkowski, Greg Dralle, Karen Dralle, Taruna Crawford, Anne Marniello, Craig Rabideau, Tom Weber

- I. Welcome
- II. Roll Call
- III. Steve Bissaillon, Bourbonnais Road Commissioner (1350 Armour Road, Bourbonnais, IL 60914
Phone: 815-932-8001
Mr. Bissaillon discussed the drainage problems in our subdivision, especially near Mouton and along the ditches where water is being directed under Career Center Road through the subdivision to the retention pond. He did say that the drainage ditch maintenance is our responsibility; however, since the village redirected water into our subdivision, we could discuss that with some village and county officials. He also said that the Arrowhead Hills subdivision did not have an approved drainage plan. Dave had two quotes that were given to him to fix the water problem near Mouton: \$3900 and \$5000. The village and county officials we could contact regarding the drainage problems are:
Michael J. Van Mill, Village of Bourbonnais Administrator, 600 Main St. NW, Bourbonnais PH: 815-937-3570
Delbert Skimmerhorn Planning Manager/GIS Manager Contact: dskimerhorn@k3county.net
- IV. Secretary Report
 - a. Due to the length of the report, Linda had Dave recap the nearly 70 items taken care of since the last board meeting.
 - b. The minutes were approved as reported. (D. Stejkowski/ P. Kambic)
- V. Treasurer Report
As of today's date the HOA has assets in the amount of \$23,107.83 and liabilities of \$595.00. Total net worth of \$22,512.83. This includes revenue for 2019 of \$15,195.24 and expenses of \$8,432.56. The key expenses are the financial management fees, landscaping maintenance, insurance and taxes. Net income for 2019 to date is \$6,762.68.
As of today we have 6 lots with accounts past due and two of these are for more than one year. The total of outstanding dues is \$1,206.25. \$595.00 was paid out for closing fees incurred for buying and selling within the community.
Mark Mountain, Bordeaux Estates HOA Treasurer
The report was approved as read. (L. Jensen/D. Stejkowsk)
- VI. Covenants/Correspondence Addressed and rectified from April 16 – October 28
 - a. Thirteen concerns were addressed by mail or phone. Two certified letters needed to be mailed.
 - b. One building permit was issued.
 - c. One policy was written and approved. (Lawn Maintenance Policy)
 - d. Seven homes were sold in the subdivisions.
 - e. The address list was updated and distributed to board members and social committee board members.
- VII. Unfinished Business:
 - a. Concerns were raised regarding the contingencies placed on a building permit issued 7/5/18. The homeowner told the board member who discussed the issue with him that it is difficult to get someone to do such a small job. The homeowner is still working on getting the sidewalk installed. He feels that the landscaping screening already planted is sufficient. Some of those in attendance disagreed with that assessment, since the building contingency reads: *Landscaping on Blaye should provide screening from street at entrance to subdivision*. Presently, the pool can clearly be seen from Blaye.
 - b. Security Lighting Violations: There are two homes where the lights are not being repaired. One home is for sale right now, and there is a contingency on that sale to be sure the light is fixed before the sale can go through. It was discovered that the other home is not owned by the occupant, so it was decided to contact the homeowner regarding the repair of the light. If that doesn't work, CSM will take over getting the light fixed.

- c. Dead Trees: A letter was recently mailed to the homeowner encouraging him to remove the dead trees from his property in order to maintain the high standards of the subdivision.
 - d. Uneven sidewalks: There has been some concern raised regarding the safety hazard created by sidewalks that are uneven. The board is presently working on a way to communicate that safety hazard to homeowners.
- VIII. New Business
- a. Garage Sale: After a productive discussion, it was decided that two garage sales per year – one in the spring and one in the fall is working well. The social committee will still be in charge of the very well received project. Michelle Fitts has volunteered to continue to chair this event.
 - b. Signs: The Covenants prohibit most signs from being displayed. There have been some questions about how closely this covenant policy should be enforced. It was decided that the board will meet as a group to prepare a document to clarify this policy.
 - c. Little Free Library: The suggestion was made that we set up a Little Free Library on Association property. However, since the Association only owns property close to entrances, the box would be more of a hindrance rather than a help. Therefore, we will not move forward with that suggestion.
- IX. Committee Reports
- a. Social Committee (Carol Freeman)
The group has been very active since April:
Easter Egg Hunt, Panera Bread Social Hour Breakfast, Book Club once a month, Social Committee meets every other month, Newsletters are written and distributed quarterly. The social committee is planning on having an ice cream social sometime in early summer. Carol asked for someone who could volunteer their yard – or even their cul-de-sac for the event.
 - b. Landscaping Committee (Chuck Wilhelm for Glen Edlund)
--Glen notified the board that he will be stepping down from his position within the next few months.
--No mulch was laid in 2019, but it will be needed for 2020.
--New Christmas decorations were purchased for the entrances. Four new plants were purchased at \$10.00/each since they were taken from the entrance landscaping. Glen did not call the police to report the theft.
--Michael Richard informed Glen that he will need to raise his mowing rates for next year (\$65 to \$70-75 range). His \$35 hourly rate will remain the same. Michael does a lot for the subdivision: mowing entrances and 102 area, weeding, applying fertilizer and chemicals, tree trimming, stores holiday decorations as well as displaying & removing them from entrances, and prepares signs for special events. He may have to step down from a few of these responsibilities next year.
RECOMMENDATION: The landscaping committee recommends that the Bordeaux Estates HOA retain Michael as the person in charge of the subdivision's maintenance. (M. Mountain/P. Kambic) the motion was unanimously passed.
- X. Open Discussion
- a. New Home Construction: One homeowner was concerned about the amount of time it was taking to complete construction on some homes. The board encouraged patience since the weather has been a problem for the past several months.
 - b. Entrance Landscaping: Some new homeowners wanted to know why only one side of the north entrance was landscaped. It was explained that Mr. Karlock owns the property and will not the association improve it. When asked who they could contact as concerned homeowners not representing the association, they were told they could contact Catherine Boicken at the Municipal Trust and Savings Bank (815-935-8000)
 - c. Covenant Rule regarding trees on developed property: It was brought to the board's attention that the home build on 1121 Lafite still does not have the required number of trees planted on their property. The board will write a letter to the homeowners reminding them of their responsibilities as written in the Covenants.

The next board meeting will be announced at a later time. The meeting was adjourned at 8:40 pm (L. Hildebrand/P. Kambic)

Respectfully submitted,
Linda Jensen, Secretary