

Bordeaux Homeowners Association Minutes  
April 16, 2019

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

Homeowners Present: Bob and Dianna Keipe, Glen and Phyllis Edlund, Tom and Bobbie Leone, Gary and Karen Dietrich, Andrea Hildebrand, Larry F. Hildebrand, Bill Freeman, Dave Kaufman, Nicholas Rossi, Andrew Dahl

The Bordeaux Homeowners Association vice-president Phil Kambic brought the meeting to order at 7:00 pm at the Bourbonnais Public Library. Phil welcomed all in attendance. Roll call for the board members was taken, and then all those in attendance introduced themselves.

**Secretary's Report: Linda Jensen**

The June minutes were read and approved as written. (D. Stejkowski/ P. Kambic)

**Treasurer's Report: Mark Mountain**

1. CSM provides monthly reports
2. \$250/month is <20% of annual expenses
3. 2018 income \$15,185; expenses \$8,430
4. Bank balance as of 2/28/2019 is \$26,910.53

A motion was made to accept the report as given. (P. Kambic/L. Jensen) The motion was carried.

**Old Business: Dave Stejkowski**

Dave summarized the 66 decisions the HOA board members made from June 5, 2018-April 16, 2019. It was pointed out that contingencies on one of the pool building permits that was issued have not yet been completed: A vegetation barrier that blocks view of the pool from Blaye needs to be planted, and a sidewalk needs to be constructed connecting the Fitts property to the Rockett property.

**Unfinished Business: Linda Jensen**

**Lawn Maintenance Policy: Linda Jensen**

1. Linda Jensen worked with Bill Freeman to develop a Lawn Maintenance Policy for the neighborhood.
2. Once the board has approved the policy, the board will appoint a board member to oversee that home/lot owners comply with the policy.

**Notification of address changes from CSM: Linda Jensen**

1. A plan is still not yet in place, although the letter sent out by our HOA board was helpful.
2. Dave Stejkowski offered to help with the two remaining questions the social committee/board had on homeowners' names.

**New Business: Dave Stejkowski**

**Proposed CSM policy regarding closing costs when buying and selling property within Bordeaux Estates:**

The Association's management company charges a fee whenever property is transferred within the subdivision to updated records and provide any required information to the new homeowner. This fee is customary in subdivisions with covenants throughout Chicagoland. The fee is charged to the seller when they sell their house in the neighborhood.

The Board is proposing that the Association reimburse any homeowner in the amount of the transfer fee when that owner sells their home in Bordeaux Estates because they are buying or building another home within the subdivision. Many municipalities in Chicagoland waive their municipal transfer taxes for people who are moving within that municipality. We believe this is a fair means of addressing this

potential “double fee” when that family will still be paying dues and already is familiar with the Covenants.

The proposal was unanimously approved by the board. (D. Stejkowski/M. Mountain)

**Action regarding proposed CSM Policy: Dave Stejkowski**

Since Mr. and Mrs. Hendrix paid the closing cost fees for the land purchased in Bordeaux Estates as the buyer, the HOA Board of Directors will reimburse those fees to them. When they sell the home on 1189 Lascombes, they will pay the \$495 closing cost fees as the seller of that property.

The proposal for reimbursement was unanimously passed. (L. Jensen/D. Stejkowski)

**CSM Communication Package: Linda Jensen**

Bud Cozen found a CSM communication package that we might want to consider using if we keep CSM as our managing company. Categories include ARC request, Payment Request, Violation Reporting and Contact Information Updates, Areas for News and Announcements and Content, Emergency Contact Information, Board direct communication via Voice; Text (SMS), and email contact options. He thought there would probably be a cost involved in this package. The new board will review the package and decide whether to utilize the website or not.

**Election of New Officers: P. Kambic**

All four present board members agreed to serve on the board for the upcoming year. No ballot was distributed to homeowners, since no one offered to serve on the board. At the meeting, Bob Keipe volunteered to fill the vacancy, so we now have all board seats filled.

**Annual Letter to Homeowners Regarding Covenant Rule Reminders: Linda Jensen**

The annual letter to homeowners regarding Covenant rule reminders will be printed and distributed in the year future.

**Committee Reports:**

**Landscaping Committee (Glen Edlund)**

1. The Landscaping Committee recommends that we keep Michael Richard as our landscaper this year. Michael raised some fees, but they were not excessive.
2. If necessary, the committee is looking at a fertilizer company, Eternally Green, to help control weed growth. There is no contract involved, so the committee can decide when and if the application is needed.
3. We will need to apply mulch in several of the landscaped areas. The cost will be between \$300-\$400.
4. Some plants in the landscaped areas are dead and need to be replaced.

**Social Committee (Linda Jensen)**

1. We meet every other month for breakfast and a social hour before we plan upcoming events. We welcome anyone in the neighborhood to join us.
2. We have written and distributed three newsletters.
3. We continue to host two garage sales per year in the subdivision. Since June: September 15. We are organizing another one for May 18.
4. Our Book Club meets monthly at a home in Bordeaux Estates where we enjoy a breakfast/social hour before beginning the book discussions lead by another book club member.
5. We tried to organize a Play Date group for parents of children ages 6 and under. Some interest was expressed but not enough to get a group together. More interest could develop in the future.
6. We had our annual Easter Egg Hunt for neighborhood children/grandchildren on Saturday, April 13. Renee Hendrix and Phyllis Edlund organized the event with their families. We had about 35 children, who were accompanied by their parents, attending the event.

7. The social committee has requested an updated address list from the board. The board has updated that information for them.
8. Several welcome baskets have been distributed to new neighbors.

**Open Discussion:**

**Lawn Maintenance:** Mr. Dahl wanted more clarification on the board's decision to not pay him for mowing Lot #20 when the grass was unreasonably high. Dave apologized to Mr. Dahl about the situation and assured him that while he was on the board that would not happen again. Mr. Dahl discussed the issue privately with several board members after the meeting was adjourned.

**Car Burglaries:** Karen Dietrich reported that several cars in the neighborhood have been broken into recently. She said that once the cars have been broken into, the burglars are using the garage door opener to get in the garage. She asked that the board notify the neighborhood of the problem. Linda Jensen said that the plan was to put a note in the next newsletter about the problem, but Karen really felt the neighbors needed to know right away. Linda said she would write a note about the burglaries. Dianna Keipe and Karen Dietrich volunteered to distribute the notes.

**Yearly Monetary Allotment for Social Committee Activities from the HOA Board:** Bill Freeman asked that the board consider giving the social committee a monetary allotment for the activities that they plan for the neighborhood. Dave requested that the social committee recommend a monetary amount for the board to donate yearly.

**Drainage Problems:** Dianna & Bob Keipe and Andrea Hildebrand informed the board that they have had drainable problem in their back yards that back up to the Arrowhead Hills subdivision. They asked Steve Bisailon, the Bourbonnais Road Commissioner, to review the problem. Dave pointed out that several people in the subdivision have had drainage problems, including himself. Dave discussed the issue privately after the meeting was adjourned to let them know how others in the neighborhood addressed the issue.

**What authority does HOA have when a homeowner violates HOA rules?** Phil responded that we are not the *Bordeaux Estates police*, but when a violation is brought to their attention it is addressed. Most often, the homeowner complies when we send them a written reminder of the violation, but in some cases more severe action needs to be taken. A lien on the property is the last step we can take. Dave pointed out that it is rather costly to take that measure.

**How much has HOA recovered over the years when liens are issued?** The estimate was about \$1000.

The Bordeaux Estates HOA Board of Directors will have an organizational meeting in the near future to discuss unfinished business.

The HOA Board of Directors will organize a public meeting for some time in July at the Bourbonnais Public Library at 7:00 pm (exact date TBA)

The meeting was adjourned at 8:00 pm. (P. Kambic/D. Stejkowski)