

Bordeaux Homeowners Association Minutes

August 9th, 2022

Board Members Present: Brian Schubert, Nick Giannakopoulos, Mike Baker, Craig and Anne Rabideau, Sarah Brooks

Homeowners Present: Mike Brooks, Kim King, Taruna Crawford, Marsha Hill, Carol Freeman, Greg and Karen Dralle, Mary Nugent, Gwen Henderson, Xavier Thompson, Shauna Thompson

We met at The Bourbonnais Library at 7:00pm and meeting ended at 8:17pm. There were 6 board members and 11 homeowners present.

I. Secretary Report

Agenda for the meeting was distributed to everyone in attendance.

Summary of Minutes from HOA board of directors meeting dated 5/8/21

The Board reviewed the Minutes for the above meeting. The minutes were approved and seconded by Mike Brooks, Craig Rabideau all unanimously agreed.

II. Treasurer Report

i. As of today's date the HOA has assets in the amount of \$23,422.83 and liabilities of \$296.76. This includes revenue of \$16,560 and expenses of \$5,080. The key expenses are the financial management fees, landscaping maintenance, administrative/office supplies, insurance and taxes.

ii. As of today we have 15 lots with accounts past due and 2 lots are for more than a year. The total of outstanding dues is \$2,861.

b. We continue to partner with our management team but Anne Rabideau has offered to maybe take the roll on or find someone nearby that can.

III. Old Business

Mr. Bisailion attended the meeting due to lack of drainage in neighborhood ditches. He talked to contractors. Pipes are clogged, haven't been cleaned. It will cost \$2,783 to excavate the ditch. He contacted Mrs. Boicken to help with costs. It will be an additional cost to remove the Debris and total cost will be \$8,268. He offered to pay a third or half of that cost.

Mr. Bisailion contacted a farmer from St. Anne to remove the debris after pipes are cleaned out. He said it would take 24 to 25 truck loads to do so. Brian Schubert asked to be emailed the proposal so we can get started on phase 1. The motion was made and seconded to pay the \$2,783 (Rick Girard/Mike Baker). The motion was unanimously carried.

Tree pick up is first Friday of the month. Must call 815-932-8001 before hand to schedule them to come on that day. Can also call as needed 815-932-8001

Our subdivision will be getting new overlay next year. We will have to close the road down and our next door subdivision will be getting new overlay as well.

There was concern of a dip in the road on career center, Bisailion said he would contact village for us.

IV. New Business

- i. A homeowner suggested banking through a new agency. Could a local accountant take it over. The board replied that the cost was almost double when they looked into other HOA managed companies. Anne and the board would like to get emails to do HOA bills electronically. The board did wave the fees from last year and they also are working with a new manager within the company.
- ii. Anne has offered to maybe take this up and we will review this at the next meeting. Motion was made and seconded by Carol Freeman, Anne Rabideau. All unanimously carried.

V. Landscaping. Weeds in front yards and backyards have been overgrown. New construction weeds at Downs new home building. Empty Lot in Margaux needs to be maintained.

- i. Trees along career center on north end need to be trimmed or taken down. They are obstructing our view to drive in and out of neighborhood. It is a concern for safety reasons. Steve Bisallion may need to be contacted.
- ii. Storm sewers in front of houses need to be brushed and cleaned. Carol Freeman will be adding it into the grapevine to remind residents to clean the ones in front of their homes.
- iii. A homeowner questioned the rules on fences. Brian Schubert responded to give them the plan and Mike Brooks will approve or disapprove.
- iv. A homeowner is concerned with sidewalks. She moved here because she loved the HOA and wants homeowners to be responsible for sidewalks on their lot. Homeowners that own an empty lot will be contacted before next meeting. Builders that own a lot are NOT responsible for sidewalk.
- v. It has been mentioned to hire our landscaper to spray the grass growing between yard and curbs.

VI. Block Party

- i. September 24th. The Silhouettes start at 5pm. Mi Casa food truck will be there at 5pm. Band is \$1500 and food truck is \$85 an hour. Bring your own chair and choice of drinks. Roads will be blocked off and this party will be located in Baker's Cul de Sac. All of Bordeaux is welcome. A flyer will go out and it will also be mentioned we are looking for monetary donations in the Grapevine. Social Committee offered to donate \$300 towards it. Thank you to the committee. Bakers, Brian Schubert, Nick, and Brooks all offered to put in \$300 each. Hoping to raise more so each do not have to put forth that much.
 - a. Gary Freedlund may bring projector for a movie.

VII. Open Discussion

a. Pond Maintenance

- i. Any resident can cut weeds and trim up the brush.
- ii. Fishing – There is a no fishing sign but people are still fishing. Thompsons don't mind fishers as long as they aren't coming back by their property or causing problems. Girards don't mind fishing either. The fishers have not caused any problems at this point of time.

b. Stone entrances

- i. Carol mentioned the Bordeaux signs being powerwashed.
- ii. Homeowners unanimously loved the Christmas Lights that Bakers funded and put up last year. Dralles offered more lights.

c. Golf Carts. A resident would like to use golf carts in the area. It was mentioned the streets are not our neighborhood property.

- d. Raising Dues to upkeep our neighborhood. Talk of changing the bylaws.
- e. Talks of sending out a questionnaire to all residents asking what they would like to see HOA money put towards. Carol mentioned it being mailed out with the dues.
- f. Nick Giannakopoulos and Mike Baker swapped roles. Nick is now Vice President and Mike Baker is Treasurer.
- g. Election of new board members in October.

The next board meeting will be announced at a later time. The meeting was adjourned at 8:17pm (Mary Nugent/Brian Schubert)

Respectfully Submitted,

Sarah Brooks, Secretary