

# Minutes from the Workshop Meeting – 7 Feb 23

These notes are directional. They identify the major topics of discussion for the Workshop meeting on 7 Feb 23. For specific details on each discussed item, the Honeytree office staff needs to be contacted to access the actual recorded minutes.

Call to Order at  6PM

## Rollcall

Felix McGee-Dinon	President	Present
Dave Stachura	Vice President	Present
Debra Jenkins	Secretary	Present
Sue Bauer	Treasurer	Absent (Excused)
Dan Survillas	Member at Large	Present
Pete Cernicky	Member at Large	Absent (Excused)
Lorenzo Lampignano	Member at Large	Absent

Verification of Quorum: Yes

## Office Report for 7 February 23

**Note:** The Office Report was delivered with a separate detailed report that contained sections on Bids and Ongoing Projects. This detailed report was made available to all Board Members and is included as an annex to this report and can be found at the end of these minutes as (enclosure #1).

## BEGIN OLD WORKSHOP BUSINESS UPDATE

Currently long and short-term discussion items now listed as “deferred” once formerly identified as “TABLED” items from OLD BUSINESS.

- 9-16-22                    **Use of the Survey Information Non-Fencing Issues**
- Uses of Tot-Lot area (Deferred Until Spring of 2023)

- 9-17-22                    **Tot-Lot Fencing Issues**
- Update on pending actions concerning the survey for Clubhouse and Tot Lot Area.  
Note: Dan will be acting as SME for all projects involving the Village on fencing issues.

‘1. Once ownership of the tot-lot fencing is determined to be the Honeytree HOA, the demolition of old fences will commence and replaced with new vinyl fencing similar to what has already been erected by the Village.

‘2. Residents whose HOA-owned fencing is being torn down will be advised on how to secure this type of fencing if they wish to connect their property to the new HOA fencing.

‘3. Any resident ACC issues regarding the survey will be handled as they arise.

‘4. As the fencing issue progresses, Dan will update the Board on his research and resolution regarding the cables in the Tot Lot area.

- 01-09-23                    **Transfer of Archived Information to Online Data File**

This project is now in process.

6-14-22

### **Pool Issues 2022 - 2023**

- Discussion on the container sign project has been deferred until such time as the pool cement project is completed.
- All additions to the pool rules since last summer have been added and the rules updated to reflect these additions.
- Discussion regarding the pool rules as they are to be printed on signs in the Pool area is deferred until pool area cement project is completed.

9-8-22

### **Clubhouse and Cabana Lighting**

- Continued discussions surrounding the possibility of a new computer-controlled pool and clubhouse lighting system to be activated from the Honeytree office. Current system is defective for both pool and outside office lighting systems. This discussion was deferred pending a research report from Pete.

9-15-22

### **Changing Tables Install Update**

- Changing tables have been installed in the clubhouse.
- No update on the installation in the Cabanas.

9-16-22

### **Tot-Lot / Proposed Usage**

Continued discussions surrounding the possibility of using the Tot Lot area for a walk-through garden with security lighting is on deferred pending more research and the availability of the Clubhouse / Tot Lot survey.

- This item is deferred until Spring of 2023

10-9-22

### **Securing a New Recording Device for Workshop and Board Meetings.**

- Continued discussions around the suggestion by Dan to secure a new and better recording device to be used for both Workshop and Board Meetings.
- This item deferred until the March meeting.

## OLD WORKSHOP BUSINESS UPDATE (continued)

10-6-22

### **New Separate Recording Devices for Regular and Executive Sessions**

- Continued discussions are needed to a proposal to secure another recording device to use exclusively for Executive sessions and this device and separate Executive Session minutes on paper, to be held under lock and key.
- Deferred until the March Workshop Meeting.

12-8-22

### **Board ID Cards**

- A vote approving the creation and disbursement of ID cards for all Board Members was voted upon and approved at the December 6 Board Meeting.
- Pete accepted the responsibility to report on how this might be accomplished. Report due at the March Workshop Meeting.

01-01-23

### **Health and Safety Amendment**

- Update on a report by Dan on a proposed a “health and safety “amendment to the by-laws or covenants.
  - ‘1. Dan is to provide examples of what he suggests at the February Workshop meeting.
  - ‘2. Research is needed on how to incorporate these suggestions into the Covenants and / or By-Laws based upon a report from Brent Woods.
  - ‘3. Brent Woods is to contact our legal representatives to determine the correct way to add information to the Covenants or By-Laws The possibility of using electronic voting as one method for this was suggested.
  - ‘4. If implemented, it was suggested that these additions be accomplished before the April elections.
  - ‘5. As part of this “Health and Safety” amendment, there might be some language regarding some limitations on the number of pets per household allowed in the Association.
- Deferred to the March Workshop meeting

**Note:** A rubric is typically an evaluation tool or set of guidelines used to promote the consistent application of expectations, objectives, or standard and to measure their attainment against a consistent set of criteria.

**(From 12-7-22E, Now 01-03-23 and 01-04-23)**

01-03-23

- Update on the issue of establishing a rubric used for ascertaining the parameters used by the ACC committee for weed violations.  
'1. The office secured information from the Village regarding what is defined as a noxious weed and what is defined as a nuisance weed.  
See Annex (enclosure #2)

This information is now in progress and is being added to the ACC code by Diane.

01-04-23

- Update on the rubric used for ascertaining the parameters used by the ACC committee for determining driveway violations, asphalt and concrete.  
'1. From information ascertained from the Village, it was determined that for asphalt driveways, once the substrate can be seen or if there are large cracks with vegetation showing, it is time for the driveway to be recoated.  
'2. Also, from the Village it was determined that for cement driveways, if the pebble / rock substrate can be seen or there are large cracks in the cement, it is time to resurface the driveway.

This information is now being added to the ACC code by Diane.

## **WORKSHOP NEW BUSIENSS**

**Proposed Additional Topics to be added to the Workshop agenda for the March Workshop Meeting.**

**None**

**President to call for a motion to adjourn the Workshop Meeting. Motion made, seconded and passed unanimously.**

Meeting adjourned at \_\_\_7:13 PM\_\_\_\_\_ PM

## OFFICE REPORT FOR FEBRUARY 7, 2023 MEETING

- **2-8-21** NO NEW UPDATES FROM MARTIN CEMENT – PETE JUST SPOKE WITH THEM  
I CALLED MOOSE/ABBY PAVING FOR AN ADDITIONAL QUOTE ON CEMENT WORK.
- **1-10-23** NO UPDATES ON PIPE INSPECTION PROJECT- WILL BE CALLING TWO MORE COMPANIES NEXT WEEK
- **1-11-23** FINALLY GOT WORD FROM POOL RENOVATIONS/INTER-GLASS REPAIR ON CRACK. HE SAID HE WILL HAVE IT TAKEN CARE OF WHEN THEY ARE IN THE AREA THIS SPRING ESTIMATING IN APRIL  
**(enclosure#2)**
- **1-12-23** PEST CONTROL ISSUES WITH ANTS- THREE BIDS ARE IN YOUR BOXES
  - 1.) MOM AND POP - \$185-230 FOR A ONE-TIME SHOT WARRANTIED FOR 3 MONTHS- HAVE NOTHING IN WRITING FROM THEM
  - 2.) ORKIN - \$275 ONE-TIME SHOT (PUSHING FOR SERVICE PLAN \$108 INITIALLY AND \$58 PER VISIT)
  - 3.) ARMOR - \$225 ONE-TIME SHOT (ALSO PUSHING FOR SERVICE PLAN \$70 PER MONTH AND \$125 QUARTERLY AFTER TREATMENT)
  - 4.) WE DO HAVE TWO BOTTLES OF PEST CONTROL DOWNSTAIRS THAT WE CAN SPRAY AND MAINTAIN OURSELVES????
- **12-7-21** RENTER ISSUE- FOUR HOMES CITED AS RENTERS- TWO HAVE SOLD, ONE WAS EVICTED FOR PAST DUES THE THIRD IS BEING SERVED THE END OF FEBRUARY AFTER MIX UP BY OUR LEGAL COUNSEL WITH THE ADDRESS. WE HAVE AN ADDITIONAL HOME THAT ATTY HAS SENT NOTICE TO, THE LEASING COMPANY REACHED OUT TO US WITH A RENTAL AGREEMENT-I EXPLAINED OUR POLICY AND NOTIFIED ATTY.  
**( See Board Executive Session for Feb 7 )**
- **9-16-22** THE VILLAGE USED **NORTHWEST CEDAR** TO INSTALL THE FENCING ALONG NAPERVILLE DR. – MIKE SHURHAY WILL BE AVAILABLE IF WE HAVE ANY FURTHER QUESTIONS.
- **10-5-22** WE NEED CONFIRMATION TO POST THE GIFT CARD FOR ATTENDANCE RAFFLE ON FACEBOOK
- **12-12-22** THE ADDITIONAL PENALTY FOR CLUBHOUSE RENTERS LEAVING AFTER SCHEDULED TIME HAS BEEN ADDED TO RENTAL CONTRACT  
**(See Board Executive Session for Feb 7)**
- **1-7-23** WE STILL HAVE AN EVICTION PENDING FOR FEBRUARY 24- WAITING ON SHERIFF TO CONFIRM TIME-THEY USUALLY DO THAT 3-4 DAYS IN ADVANCE
- **REGARDS TO 6-14-22** I HAVE A COPY OF THE 2022 POOL RULES IN EVERYONE’S BOX- ARE YOU ADJUSTING ANYTHING? CAN THIS BE USED FOR 2023 SEASON

**(enclosure#1)**

- **1-8-23 LEGAL UPDATES-** WE'VE HAD TWO ACCOUNTS PAY IN FULL FOR A TOTAL RECEIVED OF \$7,519.69- THEY ARE REMOVED FROM COLLECTIONS
  - ONE HOME HAS BEEN FORECLOSED AND SOLD- ACCOUNT HAS BEEN SPLIT FROM OLD OWNER AND NEW OWNER- LEGAL IS PURSUING OLD OWNER FOR PERSONAL COLLECTION OF \$3350.88-NEW OWNER OWES \$1,106.71-THEY ARE AWARE TOTAL IN WITH ATTORNEY FOR COLLECTIONS IS 23 HOMES TOTAL DUE: \$58,220.69
  - 14 HOMES WITH OFFICE PAYMENT PLANS-THEY HAVE ALL BEEN MAKING PAYMENTS AS AGREED – TOTAL DUE: \$17,062.60
  - 12 NEW LETTERS HAVE BEEN SENT OUT FOR PAST DUE DUES ON 1-30-23 FOR A TOTAL OF: \$2,904.63 – ALONG WITH THEIR LETTER I INCLUDED A RE-PAYMENT AGREEMENT FOR EACH BASED ON WHAT THEY OWED, MAYBE I WILL GET SOME RESPONSES.? I WANT TO AVOID THE ATTORNEY TO KEEP LEGAL COSTS DOWN.

**(See Board Executive Session for Feb 7)**

- **1-14-23** - POLICE HAVE REACHED OUT REQUESTING TO JOIN FUTURE BOARD MEETINGS TO RECONNECT WITH COMMUNITIES AND RESIDENTS- DO YOU WANT ME TO INVITE THEM TO MARCH MEETING?
- **1-13-23** VILLAGE HAS ALSO REACHED OUT TO ASK US TO BECOME A SPONSOR FOR THE PARTY THEY ARE HAVING IN MEADOWWALK PARK ON MAY 16 THIS YEAR.

**(enclosure#3)**

- **2-1-23 NEW ITEM!** FIRE PANEL SET OFF ALARM ON FRIDAY 1-27-23 – DIANE CALLED JOHNSON CONTROL- THEY WERE UNABLE TO DETERMINE WHY THIS WAS HAPPENING-SUGGESTED WE GET THE FIRE PANEL BOX REPLACED AS THIS ONE IS 20-25 YEARS OLD AND OBSOLETE. I HAVE THEM SENDING A QUOTE- LAST YEARS QUOTE EXPIRED (BUT WE'RE LOOKING AT 3-4 THOUSAND DOLLARS)

I HAVE CALLS OUT TO **CINTAS** AND **ALERT PROTECTIVE SERVICES** FOR QUOTES AS WELL

**(Note: Bid information to appear in the March Office Report)**

**9-8-22** PETE TOLD ME HE SPOKE WITH AN ELECTRICIAN REGARDING THE TIMER FOR THE CABANA SECURITY LIGHTING- HE IS WAITING ON A QUOTE.

**9-15-22** IN REGARDS TO BABY CHANGING STATIONS - WAITING FOR COORDINATION OF INSTALLATION TIME AND DATE

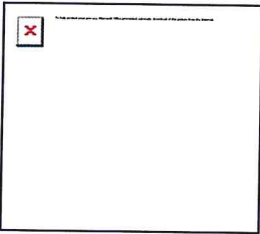
(enclosure #1 / continued)

## HoneyTreeHOA Office

---

**From:** Joe Totta <joe@poolrenovation.com>  
**Sent:** Thursday, January 19, 2023 1:19 PM  
**To:** HoneyTreeHOA Office  
**Subject:** RE: Honeytree Improvement Association-pool crack repair

Yes this would be covered under warranty and we will take care of it when we are in the area this Spring prior to you opening the pool. I would estimate April.



**Joe Totta**  
Senior Project Manager  
Mid-America Pool Renovation, Inc.

 [816-994-3300 x 23](tel:816-994-3300)  
 [joe@poolrenovation.com](mailto:joe@poolrenovation.com)  
 [poolrenovation.com](http://poolrenovation.com)  
 5929 E 154th , Grandview, MO 64030

---

**From:** HoneyTreeHOA Office <[office@honeytreeshoa.com](mailto:office@honeytreeshoa.com)>  
**Sent:** Thursday, January 19, 2023 11:17 AM  
**To:** Joe Totta <[joe@poolrenovation.com](mailto:joe@poolrenovation.com)>  
**Subject:** Honeytree Improvement Association-pool crack repair  
**Importance:** High

Hi Joe,

I am still wondering when your would be able to have someone out to repair the crack on the side of our pool that I told you about in the summer of 2022?

Our pool management company is trying to set dates for re-opening our pool for this season of 2023, and would like to make sure the crack has been repaired prior to opening day.

After we closed the pool for the 2022 season, we noticed that the crack resulted from the inter-glass being installed over an existing water jet. I do believe this should be covered under our warranty for the inter-glass installation. I have attached a picture of the crack for your reference.

Please let me know when we can get this work done.

Thank you,  
Dale Lojas  
Honeytree Improvement Association  
815-886-9477

Office Hours: Monday, Wednesday, Friday 9am-3pm  
Tuesday and Thursdays 9am-8pm  
Saturday 10am-2pm  
Sunday Closed

Enclosure (2)



## CRAFT SHOWS

Our **Springtide and Autumn Colors Craft Shows** are two of our most popular events. Each show offers free admission and parking to guests and thousands of residents attend to shop handmade and unique goods.

Each of these events draws anywhere from 1,000-1,500 attendees.

March 25th - Springtide Craft Show  
October 7th - Autumn Colors Craft Show



Marketing table at event	✓
Website Banner (location based on sponsorship level)	✓
Company thank you in brochure distributed to 13,834 households	✓
Promotion on social media outlets	(3) (1)
Promotion in e-news blast to over 6,500 residents	✓
Commercial announcements during the event	✓
Logo on indoor digital displays in the Recreation Center	✓



## PARK PARTIES

Our **Park Parties** are outdoor events hosted at various locations that celebrate the beauty of our parks and neighborhoods.

**Romeoville/Lockport Co-Op** is a super sized outdoor party hosted in partnership with our friends from the Lockport Park District at one of their beautiful parks! This outdoor event boasts tons of activities, games, and lots of fun for all ages.

These events draw more than 1,000 attendees annually.

May 16th - Park Party- Meadowalk Park  
June 20th - Park Party- Century Park  
July 25th - Romeoville/Lockport Co-Op- Sunset Park



Marketing table at event (Romeoville/Lockport Co-Op some restrictions apply)	✓
Company thank you in brochure distributed to 13,834 households	✓
Promotion on social media outlets	(1) (1)
Promotion in e-news blast to over 6,500 residents	✓
Commercial announcements during the event	✓

*In-kind donations equal in value to a level will receive the same benefits!  
We also offer the option for event-related giveaways.  
Please inquire for availability.*