

HONEYTREE TOWNHOUSE IMPROVEMENT ASSOCIATION

Board of Directors

Minutes of Board Meeting

April 1, 2025

Minutes of the Board of Directors meeting of the Honeytree Townhouse Improvement Association, held at the Clubhouse and on TEAMS, in Romeoville, IL, at 6:30 pm on April 1, 2025.

I. **CALL TO ORDER**

Board member Felix Dinon called the meeting to order at 7:22pm.

II. **ROLL CALL OF OFFICERS**

Officer roll call took place at 7:22pm.

Board members present are as follows:

Felix Dinon, President

Marian Zukowski, Vice President

Patty Ross, Treasurer

Aaron Torres, Secretary

Carol Kopca, Member at Large

Dan Survillas, Member at Large

Lorenzo Lampignano, Member at Large

Others present are as follows (representatives such as HOA manager or attorney):

Dale Lojas, Office/Community Manager

Board members absent are as follows:

NONE

III. **OPEN FORUM**

- a. **Resident is in-favor of adding additional dog waste station on corner of Cedarbend and Six Pines**
- b. **Resident would like to see some native plantings on the same corner to promote pollinators, told us to ask the Village if they will re-imburse us for the cost of planting**
- c. **Resident wanted to remind everyone that ACC was beginning their first walk which is due to office by April 11, 2025**

IV. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Motion by Lorenzo to approve the minutes of the Board Meeting and Workshop Meeting held March 11, 2025. Motion seconded by Dan. Motion passed.

V. FINANCIAL REPORT

Patty gave the treasurer's report.

A. Operating Fund:	\$ 71,221.66
B. Reserve Fund:	\$ 77,674.71
C. Accounts Receivable:	\$ 37,754.70
a. Collection	\$ 33,890.96
b. Past Due:	\$ 14,330.41
c. Pre-Paid Dues:	\$ 10,466.67
D. Loan Balance:	\$ 87,313.66
E. Social Committee:	\$ 9,417.34
F. Late Fees for March:	\$ 1,000.00

VI. MANAGER'S REPORT

Dale gave the manager's report.

- G. Preparing a letter to all residents reminding them to renew their pool/activity passes
- H. Newsletter has been e-mailed-preparing to send by U.S. mail the remaining 100 for resident that have not given us their e-mail address.
- I. We have three proposals from Sebert Landscapers, for mulch, plantings, and soil and grass improvements
- J. One proposal so far for sealcoating the parking lot, waiting for three more to come in. will present at next Board Meeting.
- K. Annual fire alarm and elevator inspection was today, we have passed and are good for the year.
- L. We have 5 families that have signed up for the Easter Egg Hunt. Sign-up cut off is April 6, 2025.
- M. Call for candidate forms will also be going out with a return date of May 30, 2025 for the July 22, 2025 Election meeting.
- N. One of the 6 sections for ACC have completed their walk-waiting on remaining 5 sections.
- O. Additional 30-day letters will be going out this month for those residents that are past due on their assessments. Majority of last months did pay in full or make arrangements with the office. Thank you to those residents! There were about 6 residents that ignored my attempts and had to be sent to the attorney.

Motion to approve Managers report by Dan, 2nd by Lorenzo—Motion approved

VII. COMMITTEE REPORTS

P. Social Committee Report

Lorenzo gave Social Report

St. Patricks' Day kids party was a success, a lot of fun was had. The St. Patricks' Day adult bingo was a great hit too, many residents showed up for fun and prizes.

There is an upcoming Easter Egg Hunt for the kids on April 26, more sign-ups are needed.

Motion to approve Social Committee Report by Dan, 2nd by Lorenzo-motion approved

Q. Architectural Control Committee Report

Patty gave ACC report

Reminder that the first ACC walk begins on April first and must be turned in to the office by April 11, 2025

Discussions of not fining for dandelions brought up, however, excessive amounts will be noted and violations may still go out. ACC is trying to establish residents to plant more pollinator plants and find alternatives to green lawns only.

Motion to approve ACC Report by Dan, 2nd by Lorenzo-motion approved.

VIII. OLD BUSINESS

- a. 3-7-25 Call for candidate forms tabled for update in May meeting due to forms going out in early April.
- b. 9-2-24 Office staffing update: Board had one interview set for April 1, 2025- applicant was a no-show. There are a few more applicants that will be called and set-up for interviews. Tabled until May meeting for update.
- c. 3-6-25 Parking on Cedarbend- Patty proposed a letter that will be sent out to residents reminding them of the parking ordinances of the Village. Felix to attend Village Board Meeting on April 2, 2025 to see if the Village would stripe parking spaces to make it easier for resident parking. Item tabled until May meeting for updates.

IX. NEW BUSINESS

- d. 4-1-25. The discussion of sealcoating the parking lot has been tabled to the May meeting as we are waiting for additional proposals.
- e. 4-2-25. Installation of additional dog waste station on Cedarbend and Six Pines was approved, and will be installed by Aaron once J.U.L.I.E. is contacted and lines are marked. Roll call vote was taken: Felix-YES, Carol-YES, Patty-YES, Dan-NO, Lorenzo-NO, Marian-YES, Aaron-YES. Update on installation is tabled until May meeting.
- f. 4-3-25. The Board Voted to approve two of the three Landscaping proposals from Contracted landscaper Sebert for Mulch and planting of bushes removed during the pool project for a total price of \$5,718.00. The third for soil and grass improvements was tabled until May meeting, due to needing clarification if it included the area around the pool.
- g. 4-4-25. Review and approve pool rules for 2025 season. Motion for approval of pool rules by Lorenzo, 2nd by Dan—Motion passes

X. NEXT MEETING DATE

The next monthly Board of Directors meeting will be held on Tuesday, May 6, 2025 at 6:30 pm.

No executive session required. **Board Meeting adjourned at 8:12 PM**