

HONEYTREE TOWNHOUSE IMPROVEMENT ASSOCIATION

Board of Directors

Minutes of Board Meeting

Tuesday, June 3, 2025

Minutes of the Board of Directors meeting held at the Clubhouse, in Romeoville, IL, and on Microsoft TEAMS at 6:30 pm on June 3, 2025.

I. CALL TO ORDER

Board member Felicia McGee-Dinon called the meeting to order at 7:45 pm.

II. ROLL CALL OF OFFICERS

Board members present are as follows:

Felicia McGee-Dinon

Marian Zukowski

Aaron Torres

Patty Ross

Carol Kopca

Dan Survillas

Lorenzo Lampignano

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

Dale Lojas, Manager

Madison Quist, office staff member

III. OPEN FORUM

- a. Resident spoke about Facebook posts on the official Honeytree Facebook site, much heated discussions held. The Board agreed that only the office should be able to post information, no Board members allowed to post without Board approval. The posts on the official Honeytree Facebook site are for information only.
- b. Another resident offered the Association small office equipment/furniture if needed, the association would only have to pay for shipping.

IV. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Motion by Dan to approve the minutes of the Workshop and Board meeting held May 8, 2025. Motion seconded by Marian. **Motion passed.**

V. PRESIDENTS REPORT

- a. Felicia wanted to remind everyone that the pool will be opening on Memorial Day weekend this year. And to remind residents to stop in the office to update their Activity Pass so they can access the pool. – **Carol called motion to approve Presidents Report, Dan Motioned, Marian seconded – Motion Passed**

VI. FINANCIAL REPORT

Patty gave the treasurer's report. Figures are as of May 30, 2025

A. Operating Fund:	\$ 80,841.39
B. Reserve Fund:	\$ 79,678.55
C. Accounts Receivable	\$ 46,672.62
a. Collection	\$ 31,119.11
b. Past due Dues	\$ 15,553.51
c. Pre-paid Dues	\$ 13,574.41
D. Loan Balance	\$ 76,078.75
E. Social Committee balance	\$ 9,189.23
F. Late Fees for April	\$ 1,025.00

Dan Motion to approve Treasurers Report, Marian seconded, Motion Passes

VII. MANAGER'S REPORT

Dale gave the manager's report.

- G. Call for candidates forms deadline has passed – there are 5 residents that have shown interest for running to the Board. Candidate info and ballots will be mailed out by June 22, 2025 in anticipation for the July 22, 2025 election.
- H. There are 14 people in collections with the attorney and 4 more going in June as well as 7 people that have been given our 30-day demand letter and have until 6/20/25 to make a payment plan or pay in full.
- I. I would like to welcome Madison to the office. She's caught on to the daily operations and is doing extremely well in handling all the little things that pop up.

Dan motioned to approve Managers report, Marian seconded – Motion Passed

VIII. COMMITTEE REPORTS

- J. **Social Committee Report** – Easter event was a bust, not many residents that signed up even came- committee is not planning an Easter event for next year, they cited that too many people just want to pick up free stuff and not socialize.
 - a. The committee is planning a Summer Event to be held on July 12 from 1-3pm with a food truck and lots of games

Motion to approve Social Committee report by Dan, Marian seconded – Motion Passed

K. Architectural Control Committee Report

Patty gave the ACC report.

The 1st ACC walk went well, the 2nd walk will begin the first week of June. There was also a reminder that residents receiving notice of violation can contact the office to request an extension if they need more time to correct. Residents are also encouraged to contact the office via e-mail once they correct the violation.

Dan motion to approve ACC report, Marion seconded – Motion Passed

IX. OLD BUSINESS

- a. 3-1-25 – reminder of Election meeting date and time – **reminder the Election is on July 22, 2025 at 6pm in the Clubhouse given - will remove from further Agendas**
- b. 3-6-25 – Parking on Cedarbend – **still waiting on more information from Village, remove from Board meeting Agenda until further information is available**
- c. 4-6-25 – repair around mailbox pads – **still waiting for mor information from Village and USPS- remove from Board meeting Agenda until further information is available**
- d. 4-7-25 – misting tent or splash pad from Amazon for kids during pool season. – **Unanimous Board vote to approve misting tent purchase of \$349.00**

X. NEW BUSINESS

- a. 5-7-25 – purchase of umbrellas for pool area – **unanimous Board approval to purchase 13 umbrellas, one of which must be red for attendant table.**
- b. 5-8-25 – Book nook in Clubhouse – **since there was nothing to vote on, the Board requested this be removed from Board meeting agenda**
- c. 5-9-25 – reminder that there is no parking in the Clubhouse parking lot after business hours unless using the pool, attending a Social event or hosting a party. Violators will be towed at owners expense – **Felicia reminded everyone and asked that this be removed from further Agendas**
- d. 5-10-25 – update pictures of pool for website – **Carol is working with resident to procure pictures after umbrellas and new chairs/tables arrive- will remove from further Agendas**

XI. Board Comments

- a. Carol suggested purchasing a new I-pad or laptop for use during meetings since the current I-pad is being used by pool attendants for check-ins. All members agreed that an I-pad would be sufficient and Lorenzo asked for some pricing for next meeting

XII. NEXT MEETING DATE

The next monthly Board of Directors meeting will be held on July 1, 2025 at 6:30 pm.

The Board adjourned to executive session at 8:53pm.

EXECUTIVE SESSION SUMMARY

Discussions during Executive meeting were not brought into Board meeting for vote, therefore a special meeting will be held to appropriately confirm Board decisions.

The executive session and Board meeting adjourned at 9:30 pm.