

**HONEYTREE IMPROVEMENT ASSOCIATION**  
**Board of Directors BOARD MEETING MINUTES**  
**FEBRUARY 3, 2026**

**I. Roll Call**

**Board members Present:** Felix McGee-Dinon - President, Patty Ross - Treasurer, Marian Zukowski - Secretary, Carol Kopca – Member at Large, Dave Stachura – Vice President, Dan Survillas – member at Large

**Board members absent:** Lorenzo Lampignano – Member at Large

**Also present:** Dale Lojas, CMCA office staff

**II. Call to Order**

- a. The meeting was called to order at 8:11pm

**III. Agenda Revisions: none**

**IV. Approval of Agenda:** Dave motioned to approve agenda, Dan Seconded – Motion passes

**V. Open Forum:**

- a. **Nothing brought up during open forum.**

**VI. Approval of minutes from the January 6, 2026 Board Meeting and Workshop**

- a. Motion to Approve made by Dave, second by Dan, members approved-**MOTION PASSES**

**VII. Presentation of Reports**

- a. **President's Report:** nothing to report  
b. **Financial Report**

Patty gave the financial report as follows:

- Operating           \$ 80,844.10
- Reserve             \$ 136,691.73
- Accounts Receivable:
  - Collections:       \$ 15,145.25
  - Past Due Dues:   \$ 17,066.71
  - Pre-Paid Dues:   \$ 16,668.94
- Loan Balance:     \$ 37,970.62
- Social Committee Balance:       \$ 6,827.12
  - A. Budget for 2026: \$4,000.00
- Late Fees Charged for October:   \$ 1,400.00

**Dave motioned to approve Treasurer's Report, Dan seconded – All approved – MOTION PASSES**

**VIII. Manager's Report**

Dale gave a report on behalf of the office staff

Worked on and received prices for patio tables, received proposals for reserve study to be discussed to adding to next years budget. Sent out 30 day letters and reminder letters to past due residents. Finalized workers compensation audit required by insurance company. Received prices for purchase of AED device as requires by Village Ordinance. 1099's and W-2's sent out. Reconciled January bank statements.

**Felix called for motion to pass Managers report, Dave motioned, Dan seconded – MOTION PASSES**

**IX. Social Committee Report:**

- a. Carol agreed to help office staff plan for Social Events. First event of the Season to be a Spring Event for all ages on March 22, 2026. Office to send out flyer via MailChimp as well as post on Facebook and Website. WE are still in need of Volunteers for Social Committee.

**Dave motioned to approve Social Committee Report, Dan seconded-All approved, motion passes**

**X. ACC Report:**

- a. Vote to suspend all ACC notices and fines until spring 2026. **-Dan motion to approve, Felix seconded- MOTION PASSES**
- b. Review and approve the proposed ACC walk schedule presented by Dave for 2026 – **Dan motion to approve, Dave seconded -MOTION PASSES**

**XI. Old Business**

- a. 1-3-26: HOA Software- **item tabled until March meeting to gather more information and pricing**
- b. 1-4-26: vote on pool furniture purchase – **the Board decided to go with GLOBAL INDUSTRIAL and purchase 3- 46” round Blue metal tables for pool area at a price of \$2,756.06 – Dave motion to approve, Dan seconded – MOTION PASSES**

**XII. New Business**

- a. 2-1-26: Purchase AED as per Village Ordinance. – **The Board approved Phillips AED with additional Child size pads for a price of \$1,529.00 – Dave motion to approve, Dan seconded – MOTION PASSES**
- b. 2-2-26: reserve fund study – **Board tabled until August meeting to see if Illinois passes a law requiring reserve studies for HOAs**

**XIII. Board Comments:**

- a. **Dave wanted to thank Marian for emptying the dog waste stations and putting out the meeting signs while he is recuperating from surgery.**

**XIV. Adjourn to executive session: Felix called for motion to adjourn at 9:03pm – Dave motioned, Dan seconded motion passes.**

- a. **Nothing to report from executive session**

**XV. Adjourn Board Meeting: Marian motioned to adjourn Board meeting at 9:15 Dave motioned, Dan seconded – MEETING ADJOURNED AT 9:15PM**

**NEXT BOARD MEETING WILL BE HELD IN THE CLUBHOUSE ON MARCH 3, 2026 AT 6:30PM**

It was discussed and voted that according to State statute and our by-laws that Board members are NOT to receive compensation and therefore cannot receive prizes in events. If they are voted to be a winner, they MUST give their prize to the next winner.