

Tamarack Fairways General Meeting

April 23, 2024

Board Members attending: Marty Samojedny, Chris Lequin, Marcia McKee, Maria Miranda, Jan Mackey

Committee members attending: Katherine Peters

29 Homeowners attended

Meeting was called to order at 7:03pm by Marty.

We had two guest speakers at this meeting.

Marty introduced the new GM of Tamarack Golf Course, Michael Nutall. Michael expressed a desire to work with our community to build a good relationship that would benefit us all. He also told us to advise him of any issues we may see with the golf course so he can address them. He said that they would be investing money in the golf course and Clubhouse, including a deep cleaning. He said he would look forward to working with us on events and wanted to build a good partnership.

Our next guest speaker was Michael Crouner, the Wheatland Township Supervisor. Michael addressed the road repairs that will be done in Tamarack, late Spring and early Summer. He said that the township is being very careful with their expenditures and said that our Senator and State representative had provided \$250k and \$75k, respectively, some of which would be used in Tamarack. He said that our township has one of the lowest tax rates in the state. He was asked about the logistics of the road repairs and stated that while they would start around May 1st, any specific questions regarding timing should be asked of the office. He also said that if we see any sidewalks in need of repair that we should report them so they can be addressed. One homeowner asked about parkway trees and he said we should call the township and request trees if we wanted one. Tome Weiser, the commissioner, tries to accommodate and do it in the most economical way possible. He was asked about homeowners who don't cut their grass and said that anything over 8" high should be reported to Marcia. Those homeowners would receive a warning from the township. He told us that we should contact the assessor directly if we want to file for any tax exemptions. He also reported that the Township does have senior luncheons and emergency assistance programs, including a food pantry, for those in need. He told us that ComEd is still our cheapest option for electricity. He also reminded us that LRS now owns Environmental and that the original pricing is still in place. If we have any issues with LRS we should reach out to him and he would get it done.

FINANCIAL REPORTS

Marty delivered the financial reports. As of April 1, 2024, we have just over \$81k in reserves. For the first quarter, we have about \$12k of receivables. He said that 50% of the homeowners would need to vote 'yes' on any major expenditure and that it would be an email request. He asked that we all kindly respond to any requests that we might see.

Marty also talked about the collection status reporting that there are 36 homes that have not yet paid this year's HOA dues. He said there are 19 that have not paid for 2 years and 11 that have not paid for 3 years.... This is about the same as it has been. One homeowner asked if the owners were aware that they have not paid. Marty said they've been notified. Another asked if there is a penalty and Marty replied that the maximum allowed by Illinois is 9%. He said that the \$100 HOA fee becomes approximately \$2k after 3 years the way the fines accrue.

OLD BUSINESS

Marty gave us an update on Landscaping. He brought some drawings and had them on display for everyone to look at. He reported that there are a lot of ideas and that it can get very pricey. Without replacing the actual monuments, that one idea is to take out all of the existing plants and replace them with lower growing bushes so the bricks can actually be seen. He said that it would be difficult to plant flowers or anything that needed water regularly as there is no water at the sites. We would have to hire a contractor to maintain them. He mentioned that there is a landscape committee helping with ideas.

Marty talked about the value of HOA Accounting Firms. He said that while a property management company is not right for us, he did find one firm that may be able to help us. He included the benefits on the last page of the handouts. This would cost the HOA \$3600 annually. He said that the firm would be better equipped to handle things like code violations as they can keep better track than we can. A question was asked regarding any fees and he said that any additional fees charged in the correction of code violations would go to the individual homeowner and not the HOA. He was asked how we would audit the company and he said that the board would audit. He was also asked how any fines would be enforced and he said it would be reported to credit agencies and affect a homeowner's credit score. Marty said that our by laws include a \$50 per day fine for any violation that has not been corrected but that it's been difficult to take on the additional work. Once a violation is reported the homeowner has 30 days for a hearing. One homeowner said that they never really received any information on the HOA when they moved in. They suggested a 'welcome' packet with all the HOA info be delivered to every new owner. Someone asked how many code violations there have been. Marty said not that many and that they include garbage can violations and sheds. The process is for Marcia to get the complaint and check the by laws to be sure it's a violation before she sends a letter. The homeowner has 30 days to rectify the complaint. Marty pointed out that it's been difficult sometimes to get a new homeowners name if we weren't aware of a closing. He was asked about putting liens on properties and he said yes, that can be done. Marty told us to expect emails regarding both landscaping and the accounting firm for the HOA. Chris summed it up saying that all the concerns being surfaced could be taken care of for \$3600 annually. Another homeowner said that there was not enough notice given for the meeting. Marty said that it was supposed to be in the April newsletter, but for some reason it wasn't delivered. He said the meeting notice is on our website.

Marty also said that normally we would have a Board member election in April. He said that there was not enough time for anyone wanting to run for the board to have the opportunity. He is going to make it an agenda item for the fall meeting. Anyone who wants to be on the board would have the time to run and the election will take place next April.

Katherine spoke about the Good Neighbor Program. She said that 'National Night Out' is the first week of August. She's asking all of us to get involved and plan a 'block party' or get together with our neighbors on Tuesday, August 6th. She said more info to come. She also mentioned that any 'salespeople' going door to door need to have permits to do so.

NEW BUSINESS

Marty addressed code enforcement during OLD business.

Marty addressed the Elections during OLD business.

Maria said that the garage sale would be held 6/27-6/29. She said people should let her know if they want to participate so she can get signs and balloons. Several homeowners asked why the date of the sale has been changed several times. Maria said that she had to change it because she was going to be out of town and she had to plan for the logistics. Another homeowner said that the dates were not conducive to him being able to participate as it's the week prior to July 4th and his family will be on vacation. Another asked where she would advertise it as they didn't think there was good traffic last time. She said she put it in the Tribune. Someone suggested she put it on FB Marketplace. Another homeowner asked why there have been no events over the last 3 years. She mentioned that they wanted more social events. Maria said she was hoping to plan a golf outing for September. Maria also said that a food truck would cost \$8000 for 60 people and that we couldn't afford that. Maria ended by saying that if anyone thought they could do better, they should be on the board.

The meeting was adjourned at 8:20pm.