

Grand Reserve HOA, Algonquin IL
HOA Board / Residents Meeting
December 10, 2024 – 6:30 PM
Algonquin Library Main Meeting Room

Board Members

- George Hoffman – President (georgehoffm.HOA@gmail.com)
- Jill Tazbier – Vice President - Building Modifications / Grand Reserve (jilltazbier@gmail.com)
- John Williamson – Co-Treasurer (theiaguy76@gmail.com)
- Lou Anfeldt – Co-Treasurer (corky948@yahoo.com)
- Lori Kaufmann – Secretary - Communications Manager (ljkgrhoa@gmail.com)

Minutes::

- Meeting called to order at 6:30
- Minutes – George briefly reviewed the July 2024 meeting.
- President Report / Updates - George addressed issues raised in the July 24 meeting and focused on the work this past 6 months.
 - HOA Declaration Overview - Received at closing. Will be available through the website
 - Building / Exterior modifications - Jill Tazbier handles this for the board. Please see her comments below
 - Out lots / open spaces -
 - A. The HOA won't take ownership of the outlots and open spaces until DR Horton has completed 100% of the development
 - B. Before closing there will be a walk through by the Village to determine if there are concerns with roads, parkways, sidewalks and such. If you see areas of concern, please email George Hoffman so that we can highlight are concerns. DR Horton hopes to be done by Fall, 2025
 - Fire Pit - The firepit has been shut down. The Board is working with Seasonal Landscaping to determine how we will transition that space.
 - Exterior issues (Storage of Trash / Recycle Bins outside / Stored or inoperative vehicles in residents' driveways. - George reminded people that all of us want a safe and nice looking community. Please review the HOA declaration about these items
 - Landscaping Season 2025: Andy & Tracy owners of Seasonal Landscaping were present, along with Tony who oversees the work for our community.
 - Snow removal / Seasonal Landscaping
 - Accountabilities Seasonal Landscaping / Residents
 - A. Remember to keep vehicles out of the driveway during a snow. **If they need to be parked there, park close to the garage and to the grass edge of the drive. If Seasonal needs to come back to clear the driveway, there will be a \$25. surcharge per occurrence made to the owner. Bills for the surcharge will be sent out at the end of the season.**
Seasonal explained their plan organizing the community into 4 areas A,B,C,D.
Seasonal will rotate what area they start with at each snow. Seasonal will be on-site

when the snow is over 2 inches. They appreciate if outdoor lighting can be left on to make snow removal a bit easier. **If residents would like further cleaning they should call Tony 847-651-3827 or the Seasonal office at 847-652-8458. They will be charged the \$25 surcharge per occurrence at the end of the season.**

B. Village of Algonquin snow removal: George talked with the Village about snow removal. They recognize the driveway issues when the plow goes through after Seasonal has completed snow removal. It, however, is the resident's issue. **If a resident wants to have the street snow removed from the end of their drive, contact Seasonal to come back. The \$25. surcharge per occurrence will apply**

- Grand Reserve HOA Website update - please see below under Lori's report

- Treasurer's Report (John Williamson)
 - Budget Review (2024-2025) - John shared highlights of the budget. Lou and John as co-treasurers have recommended that HOA dues stay the same for 2025. The budget will be attached to the email sending out the minutes.
- Buildings / Exterior Report (Jill Tazbier)
 - Project review and approval process for any exterior modifications : Jill reviewed the Modification Process. She encouraged residents to talk with her and go through the HOA approval process before acquiring Village permits. To do a Modification, please complete the Modification form & send to Jill. She will work with the resident to complete the request. The request will be reviewed by the Board for a decision. Jill will communicate the Board's decision. If approved or recommendations made, she will continue to work with the resident until the project has been completed.
- Communications Review (Lori Kaufmann)
 - HOA Website Overview and update: Appreciation to Jim LaFrener, Heidi and Dan Nutte for their work on this. Dan shared the draft of the website which Heidi has developed. The website will initially be public so that passwords won't be necessary. It is focused on giving information. At this point, it is basic and complexity can grow as we see how the website is used. We are working on acquiring a server to house the website and identify roles for managing it.
 - Social Communications and committees - The social committee has been growing and developing as it has offered some wonderful gatherings. The Social Committee and the HOA work together, but the HOA is not responsible for the social events in the community. The social committee is managed by volunteers and all residents are encouraged to be involved. A volunteer form and info on the January Dinner Out was shared.
- Residents Comments and Feedback
 - Questions have come up about pets. George shared a reminder that owners use common sense and courtesy as they walk their pets.
 - Question about a solar roof solicitor led to two points
 - A. No development can refuse solar projects. If a resident is considering this, they will need board approval looking at aesthetics and architectural concerns. After that the resident has to work with the Village and their regulations. Residents

were reminded that there are many scams. Some solar reps have indicated Edison's approval and offers that say the installation is free. Neither of these claims are true.

B. Solicitors coming around need to have been approved by the Village. Please ask for their permit. George will check with the Village to see if the HOA can take a position on "no solicitors".

- Question about snow around the drop box - George will talk with Seasonal about cleaning that. The Board will also look at the possibility of moving it
 - Dues can now be paid ahead of time for 2025. They can be paid quarterly, semi-annually or annually. They can;t take dues for 2026 until that year's books are opened
 - Suggested contact for DR Horton was Rob Savansky
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- Meeting ended at 8:10