

Grand Reserve Resident Meeting
 Agenda for July 23, 2024
 Minutes for July 23 Meeting

Hospitality: As residents enter, they are invited to complete a name tag (address optional) & take a note card for concerns

Agenda Item	Presenter of Item	Notes from the Meeting
Welcome Introductions <ul style="list-style-type: none"> • New Board Members • New Residents 	George Hoffman (new president) Jill Tazbier (past board member, continuing as vice president)	<ul style="list-style-type: none"> • Lou welcomed residents & introduced board members. • George welcomed residents & shared his background. He invited the other board members to do the same • George made a commitment to open communication, shared website idea, and identified responsibilities of each board member. (Please see below the responsibilities of the Board Members and their emails) George reminded residents that they should have a copy of the HOA declaration, which Lou had recently sent out
Context & History Update on Finances	Lou Anfeldt (past president & longest resident) Lou Anfeldt & John Williamson (co-finances)	<ul style="list-style-type: none"> • Lou shared some of the financial history particularly in response to questions about financial reserves. When the HOA began, no funds were shared by the builder. Finances are separated based on manor home, duplexes & single family homes. Reserves have been developed for each group. The manor home reserves have been a particular concern because of needing to replace roofs with minimal reserves. One roof has been replaced with plans to do the other roof once the funds have been saved. • There is also current work on looking at contractors & contracts. Lou & John will attend to this. • Further updates on finances will come as Lou & John review finances and bring John up to date. Additional information will be sent as it becomes
Concerns <ul style="list-style-type: none"> • Invite residents to write down concerns 	Lori Kaufmann (secretary will collect concerns) Board members will address	A number of concerns were offered on cards & directly from the floor. <ol style="list-style-type: none"> 1. Landscaping / Snow removal. (will entail future meetings with Andy of Seasonal Landscaping. (Lou, John, George) <ul style="list-style-type: none"> ○ Several residents surfaced comments Seasonal was not performing adequately ○ Concern that mowers require guards and landscapers not utilizing such?

<p>for the HOA, collect & address</p> <ul style="list-style-type: none"> ● Comments from the floor 		<ul style="list-style-type: none"> ○ Snow removal and the time of response from Seasonal. A few residents surfaced this concern but not the majority. Further review will take place regarding residents' statements about Seasonal taking 36-48 hours on our one snow? ○ There were also questions about trees. Trees that are in the area of the road to the sidewalk are the responsibility of the Village and currently DR Horton. DR Horton is responsible for making sure that Village standards are met. <p>2. Board Communications</p> <ul style="list-style-type: none"> ○ Commitment to residents to schedule a minimum of three (3) board meetings/year ○ Minutes will be sent after each board meeting with specific agenda feedback. ○ We will provide residents advanced meeting notification and agendas. ○ Engage a suggestion from the floor looking at ways to hear residents' concerns and keep the meeting going forward Future meetings may have residents provide feedback questions prior to meeting and limit discussion of individual residents to three (3) minutes. A process will be developed & communicated prior to the next resident meeting. ○ Based on comments, we encourage residents to make sure they have the HOA Declaration Documents that came with closing documents or were recently sent by Lou and where to obtain them by contacting DR Horton or the board members. ○ There was also the idea of reviewing and updating the welcome letter. Residents will be invited to assist in that. ○ After the meeting some residents asked if we could utilize a Public Address system so all could hear the board members clearly for future meetings <p>3. Common Area (Firepit)</p> <ul style="list-style-type: none"> ○ There are 4 common areas that may be turned over to the HOA. Those 4 areas are along Harnish. Further discussion will take place with the Village to determine if they would take over ownership of these common areas. ○ Specifically addressed the Firepit. The firepit was not requested by the HOA, but came about from DR Horton. The HOA insurance company indicated they would drop the HOA if the firepit was hooked up. There will be further discussions on converting the fire pit to other options. ○ There will also be follow up with Insurance Carrier in that the contract is up for renewal. <p>4. Concerns were raised about speeding on Harnish and Eineke. History was offered about previous electronic speed signs and speed bumps. That is an issue that needs to be decided by the Village of Algonquin. Residents were encouraged to share their concerns with the Village directly. As the board has further conversations with the Village, this issue can be part of the HOA Web-site</p>
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<p>Close meeting & invite people to get more acquainted.</p>		<p>Please volunteer for these possibilities.</p> <ul style="list-style-type: none"> ● Helping to develop an HOA website ● Helping to review & redesign HOA welcome letter ● Developing a Social Committee ● Anyone wanting to play Pickleball <p>If interested, please reach out to Lori Kaufmann (Board Secretary) at Ljkgrhoa@gmail.com or any of the other board members</p>

Grand Reserve Board Members 2024

Name	Responsibility on Board	Email
George Hoffman	Board President <ul style="list-style-type: none"> ● Conduct meetings ● Dealing with residents' complaints making sure to adhere to declaration. 	Georgehoffm.HOA@gmail.com
Jill Tazbier	Vice President <ul style="list-style-type: none"> ● Maintenance Requests on Duplexes ● Exterior Modifications ● Age verification and resident contact documents 	jilltazbier@gmail.com
John Williamson	Co-Finance <ul style="list-style-type: none"> ● Building & liability insurance ● Contractor acquisitions. & ● Collecting & Depositing dues ● Maintaining books & Dues Status ● Paperwork for closings & mortgage companies, ● File tax returns & ● Developing & Maintaining Budget 	theiaguy76@gmail.com
Lou Anfeldt	Co-Finance <ul style="list-style-type: none"> ● Building & liability insurance ● Contractor acquisitions. & ● Collecting & Depositing dues ● Maintaining books & Dues Status ● Paperwork for closings & mortgage 	corky948@yahoo.com

Name	Responsibility on Board	Email
	companies, <ul style="list-style-type: none"> ● File tax returns & amp; ● Developing & Maintaining Budget 	
Lori Kaufmann	Secretary Maintenance Requests on Manor Homes Record meeting minutes Distribute minutes & amp to residents quarterly	ljkgrhoa@gmail.com