

GLENS OF CONNEMARA EXECUTIVE HOA MEETING MINUTES

BOARD MEETING

Date: 12/17/24

Time: 6:30-8pm

Meeting called to order by: Brooke Doescher

1. Call Meeting to Order

The meeting was called to order.

2. Roll Call

Attendees:

- Brooke Doescher
- Annette Renn
- Denise Fisher-Kowalewicz
- Diana Masny
- Kelly McGrath

3. Reading of Minutes from December 2023 Annual/Budget Meeting

The minutes were read and approved by Denise, seconded by Diana.

4. Treasurer's Report

- Operating Account: \$48,113.27
- On November 25th, a 9-month CD at 3.84% was opened for reserve monies.
- Seven owners are outstanding.
- Plans for capital expenditure were discussed.
- The 2024 Profit and Loss Review was approved by Kelly, seconded by Denise.

5. 2025 Budget Review

- The 2025 Budget Vote by the Board was approved.

6. Old Business & Year in Review

- New park and the Little Library were established without using HoA funds.
- The fountain contract was renegotiated, and multiple repairs were made to address long-standing issues.
- A new entrance sign was installed, and the Village of Lemont funded new electric pull for lights and Christmas decorations, saving \$10k in fees.
- Landscaping contracts were evaluated, and additional areas of land are being maintained as part of the new contract.
- Thousands of dollars in unpaid HOA fees were recovered.
- All free-standing structures were validated as approved by previous boards.
- Renewed relationship with the Lemont PD.
- Tony Camardo was introduced and complimented the board on handling past concerns.
- Pond concerns were addressed, reminding everyone that fishing is allowed from dawn until dusk.

7. Block Party

- Another successful block party took place in August.
- Sponsorship was obtained from local businesses that are GoC homeowners.
- Interest in volunteers for next year's block party committee was discussed. Brooke will send out an email/survey to gauge interest.
- Continuing to look into a more user-friendly interface for the GoC website.

8. New Business

- Review of proposed Fine Schedule was approved by Denise, seconded by Kelly.
- The Board is working with KSN to combine all Declarations, Bylaws, and Amendments into one document. Every home will receive a paper and emailed copy of the consolidated CC&R's.

9. 2025 Projects

- Repair and painting of the front fence along 131st Street.

10. Election

- A reminder that nominations from the floor are not being taken.
- Election for three open positions on the Board was held by Ed Oswald from Cambridge.
- Brooke, Denise, and Kelly were approved unanimously to stay on the board.

11. Open Forum

The floor was opened for any additional questions or comments.

12. Adjourn Meeting

The meeting was adjourned.