

# Glens of Connemara Homeowners Association

December 17<sup>th</sup>, 2024

6:30pm

2025 Annual- Budget Meeting

## Meeting Agenda

1. CALL MEETING TO ORDER
2. ROLL CALL
  - Brooke Doescher
  - Annette Renn
  - Denise Fisher-Kowalewicz
  - Diana Masny
  - Kelly McGrath
3. READING OF MINUTES from December 2023 Annual/Budget Meeting:
  - Approved by: \_\_\_\_\_ Seconded By: \_\_\_\_\_
4. TREASURER'S REPORT
  - Operating Account: \$48,113.27
  - 2024 Profit and Loss Review:
  - Approved by: \_\_\_\_\_ Seconded By: \_\_\_\_\_
  - 2025 Budget Review
  - 2025 Budget Vote by Board: Approved: \_\_\_\_\_ Abstained: \_\_\_\_\_
  - Established an additional interest-bearing reserve account
5. OLD BUSINESS & YEAR IN REVIEW:
  - New park and the Little Library
  - Renegotiated fountain contract and multiple repairs to address long standing issues
  - New entrance sign and we were able to get the Village of Lemont to fund new electric pull for lights and Christmas decorations
  - Evaluated landscaping contracts and validated GoC, Village and Park District land.
  - As a part of the new landscaping contract, we addressed concerns and are maintaining additional areas of land.
  - Recovery of thousands of dollars in unpaid HOA fees.
  - Validated all free standing structures were approved by previous boards
  - Renewed relationship with the Lemont PD
    - Introduce Tony Camardo
  - Pond Concerns
    - As a friendly reminder- no fishing after dark
    - Both of the GoC ponds are open to the public and are available for fishing from dawn until dusk
  - Block Party
    - Another successful block party took place this past August

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- We were able to obtain sponsorship from local businesses that are actual GoC homeowners
- Interest in volunteers for running next year's block party committee.
- Continuing to look into a more user-friendly interface for the GoC website ...if anyone knows anyone who could assist that would be great.

### **6. NEW BUSINESS:**

- Review of proposed Fine Schedule
  - Approved by: \_\_\_\_\_ Seconded By: \_\_\_\_\_
- Review of Combined Declarations, Bylaws and Amendments:
  - The Board has been working with KSN to combine all Declarations, Bylaws and Amendments into one document. After this meeting, every home will receive a paper and emailed copy of the consolidated CC&R's.
- 2025 Projects:
  - Repair and painting of front fence along 131<sup>st</sup> Street
- Election:
  - Friendly reminder- we are not taking nominations from the floor
  - Election for 3 open positions on the Board
  - To be held by Ed Oswald from Cambridge

### **7. OPEN FORUM**

### **8. ADJOURN MEETING**

### **NOTES**