

# Antioch Golf Club Community Association

## Board of Directors Meeting Minutes Monday, August 12, 2024

Board of Directors Meeting called to order @ 7:00 PM at the Antioch Public Library. All Board of Directors are present, a quorum is had.

### Board Members in attendance:

Jolanta Slusarski – President

Teri Crispino – Vice President

Anne Moore – Treasurer – via phone

Kathy Cacciato – Director – via phone

LaVonne Kosmen - Secretary

1. Approval of Minutes for AGCCA Board Meeting on May 6 at 7 pm. Motion to accept meeting minutes as they are written was made by Anne; seconded by Teri. Vote taken: 5 in favor, 0 abstaining – motion carries.

2. Treasurer’s Report – Joli

- a. Financial Statement as of July 31, 2024. Balances were

- I. BBT Checking (Operating) \$138,901.05
- II. BBT MMA (Reserves) \$183,483.76

I am requesting to transfer \$500 allocated to garage sales and \$1,500 allocated to annual golf outing and pig roast to landscaping due to the fact we had additional trees removed because of the storms.

Motion to accept treasurer’s report and transfer of said funds was made by LaVonne; seconded by Teri. Vote taken: 5 in favor, 0 abstaining – motion carries.

3. Old Business

- a. Street repair – Joli

The Board reached out to 2 contractors and completed our review of the 2 bids received and decided to go with Superior Paving. Our 2024 budgeted amount for street repair is \$61,366 with additional monies set aside in the reserves. We have an outstanding bill due to the Civil Engineer in the amount of \$4,950. This leaves us with \$56,416 available for street repair. As we’ve been saying all along, we anticipate on doing these repairs in phases. The Board has authorized work to be done starting on August 26<sup>h</sup> totaling \$107,999. This would require us to take \$51,583 from the reserves to cover the cost for the following streets:

- i. W. Palmer Court – portion from cul-de-sac to approximate 24962 Palmer for \$50,663
- ii. Nicklaus Way – cul-de-sac for \$5,378
- iii. Portion of Harbor Ridge starting at 40055 N HRD to Route 59 for \$51,948.00

Motion to approve the bid for \$107,999 by Teri; seconded by LaVonne. Also, a motion to approve taking \$51,583 out of reserves to cover cost by Teri; seconded by LaVonne. Vote taken: 5 in favor, 0 abstaining – motion carries.

b. Outlots A & B – Joli

These lots are up by Trevino where upon the sale of the golf course, those lots were not transferred to the association as originally promised. Our attorney has been trying to work with Bill Smith, the previous owner, who hasn't been responding. So, at this time we are filing a complaint against the owner so it will be turned over to us. However, in order for us to file a complaint, we have to redeem the taxes for the 4 outlots as follows:

i. Outlot A (40019 Trevino)	\$34.40
ii. Outlot A (24570 Stonebridge)	\$4,158.61
iii. Outlot B (40099 Trevino)	\$8,423.34
iv. Outlot 37 (39862 Harbor Ridge)	\$7,841.97
Total	\$20,458.44 to be paid out of reserves

Motion was made to approve this expenditure by Teri; seconded by LaVonne. Vote taken; 5 in favor, 0 obtaining – motion carries.

c. Sheriff's Services – Teri

Sherriff services stopped as of April of this year and we are not going to be using their services for next year. We will be taking that money to use for our roads.

d. Landscaping – Teri

As Joli pointed out we did use some monies because of the storms, there were several trees down and uprooted as well.

e. Website update – LaVonne

The new website has been done and has been live since mid-June. The site has all of the other associations listed within our community along with all the By-Laws and Covenants and pertinent documents for each association. It has a calendar of events, newsletters, meeting minutes and budgets. If anyone has anything they want to see on the website, let us know.

f. Newsletter – Kathy

The second newsletter came out today via email. It's the same format as the other one. I will just go over the highlights that are at the clubhouse. If you haven't been there, you really should go. It's a great way for us to mingle and meet your neighbors. They have pickleball courts @ \$10/person to play. They also have lessons. They will have sand volleyball coming in the fall that will be looking for co-ed teams. We had great turnout for spring cleanup, thank you. Hopefully we'll do another one in the Fall.

Also, just so you know the date on the newsletter for roadwork to begin was going to start on the 19<sup>th</sup>, it is actually going to start the 26<sup>th</sup>. They will not be working on Wednesday which is garbage day. The work will be done Monday, Tuesday, Thursday & Friday and will start at 7 am.

g. Architectural approval requests – Joli

Homeowners sent to us requests for improvements as follows:

- i. 39936 Harbor Ridge Dr – asphalt driveway
- ii. 39981 Fairway Dr – siding & interior remodel
- iii. 39833 Fairway Dr – new driveway & walkway

iv. 39950 Harbor Ridge Dr – new deck & gazebo

The Board had reviewed and given the homers approval to proceed. A motion was made to ratify prior approval by Teri; seconded by LaVonne. Vote taken: 5 in favor, 0 obtaining – motion carries.

4. New Business

a. The Board is working with Kovitz to update the declaration so we are in compliance with 18.5 of the Illinois Condo Property Act related to master association. Most of it will come from the retainer fee which we are already paying. There will be an additional filing fee of \$200. We will also update the Rules and Regulations to match the declaration which will include increasing our violation fine amounts.

Motion was made to update the declaration, Rules and Regulations and pay additional \$200 fee by Teri; seconded by LaVonne. Vote taken: 5 in favor, 0 abstaining – motion carries.

5. 2024 meeting dates – Joli

a. Monday, December 18<sup>th</sup> (Annual meeting) @ 8:00 pm...still unable to get a place for the meetings until October of 2024; but we're hoping to get it at the library. The regular HOA Board Meeting will begin at 7:00 pm

6. Joli adjourned the meeting at 7:35 PM

Respectfully submitted

LaVonne Kosmen, Secretary

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