

Antioch Golf Club Community Association

Board of Directors Meeting Minutes Monday, May 6, 2024

Announcements:

1. Great turnout for the meeting. We couldn't get the larger room because it was taken. We are having difficulty now scheduling meetings at Antioch Township as well as the library because you can no longer walk in and schedule for the year. It can only be done a couple months in advance. The Township Center is moving in June to the Lutheran School on 83.
2. Jessica Chiesa, from the Valley Ridge Golf Club, will be introducing herself tonight to give a brief presentation on what is happening at the clubhouse – they do not own it, they are managing it. She is running late, but we will interrupt the meeting when she arrives.

Board of Directors Meeting called to order @ 7:02 PM at the Antioch Township Center in Lake Villa Illinois. All Board of Directors are present, a quorum is had.

Board Members in attendance:

Jolanta Slusarski – President

Teri Crispino – Vice President

Anne Moore – Treasurer

Kathy Cacciato – Director

LaVonne Kosmen - Secretary

1. Approval of Minutes for AGCCA Board Meeting on February 12 at 7 pm. Motion to accept meeting minutes as they are written was made by Anne; seconded by Kathy. Vote taken: 5 in favor, 0 abstaining – motion carries.
2. Treasurer's Report – Anne
 - a. Financial Statement as of April 31, 2024. Balances were
 - I. BBT Checking (Operating) \$150,484.49
 - II. BBT MMA (Reserves) \$180,308.25
 - III. Total Cash \$330,792.74Motion to accept treasurer's report was made by LaVonne; seconded by Kathy. Vote taken: 5 in favor, 0 abstaining – motion carries.
3. Old Business
 - a. Street repair – Joli

Update, we reached out to a civil engineer who provided us a report of the condition of the roads as well as an RFP to send out for bids; we reached out to 2 contractors. (The original bid was \$1,400,000.00) We plan to meet with both contractors to finalize a plan on how to approach this. We anticipate starting with the roads that are in the worst condition, which is a section of Palmer Court. The repair cost is estimated to be roughly \$143,000; we have \$61,000 in the budget, which means we will have to take funds from the reserves. We are also planning on repairing other areas of the roads that need it throughout the community.

- I. 2 Board members are meeting with the townships to see if there are any Grants or subsidiaries to help pay for the roads.
- II. The roads will have to be done in phases when money is available. We may be looking at the possibility of a special assessment which means we need a majority vote to pass it. With the special assessment, we can look at doing 2 or 3 roads at a time or all at once.

5-minute question & answer session occurred

One homeowner asked if we talked to the State Senator or Representative who can get a special allowance for private roads. He's worked with DOT for several years and has seen things like this go through. Joli asked him to talk to her at end of meeting so she can get more information.

- b. Jessica Chiesa arrived
 - a. Her and her dad are partners for the food, beverage & events at the clubhouse. Justin Gates is still the owner of the course and EJ is still the Manager of the clubhouse. Rick Recsh (lives in Lake Villa) is the chef they hired, he's from Chicago and very good, lucky to have him.
 - b. Kickoff will be Memorial weekend with an expanded full-service menu. We will be serving breakfast at 7:00 am, dinner until 9 or 10 pm. *This will not be a late-night party place!*
 - c. We will have live music on Sundays from 3 to 6 pm, very family oriented.
 - d. The website went live today (www.valleyridgeresort.com)
 - e. They will be closed on Mondays, but a shortened menu (wraps, salads, breakfast sandwiches, and hotdogs) will be available 7 days a week.
- c. Sheriff's Services – Teri
 - a. There have been 6 dirt bike riders in our community who don't live here. They have been entering through Harbor Ridge to Long Drive to Teeside Court. They have destroyed 2 properties off Teeside Court. To prevent their entry, we had a railroad tie put up. They tried to tear them down, but since they couldn't, they cut down trees around it so they can get in and put the stumps in driveways. The Sheriff was called and 2 of the riders were finally caught and arrested. Mike Randall, President of Fairway Homes Association and the Master Association are pressing charges in hopes to get them to pay for the damage to the 2 homeowner's properties.
- d. Dead Trees – Teri
 - a. We took down 3 dead trees on south berm off of Stonebridge, leveled them and planted grass. We will take into consideration of replacing those trees for next year's budget.
 - b. There is a homeowner who lives on Trevino and is concerned because there is a dead tree with a 12' limb that broke off and is laying on other limbs, he has 3 grandchildren and he's afraid it is going to fall.
- e. Website update – LaVonne

- a. We are working on a new website that will hopefully go live on June 1. It will have 4 pages to it, that will include all the associations within the community along with all the governing documents for each association. There will be a page that has the meeting minutes, budgets, newsletters and a calendar of events. There will also be a contact page that if anyone has a question; they can reach out by filling out form that will go directly to the management office.
- f. Newsletter – Kathy
 - a. Hopefully you all have received the newsletter; it was sent out last week via email from the Management office. If you haven't received it, contact Joli and she will get your email to Carolyn. This will be done quarterly. It will be lighthearted; it will inform people of events coming up; it will have tips in it, depending on the timing. The tip for spring was related to gardening. If anyone has any suggestions, please reach out to me at katherine.cacciato@gmail.com. We are trying hard to pull our community together.
 - b. We had a great turnout tonight at this meeting; I think it's because of the signs we put out. We plan to use those for upcoming events as well.
- g. Architectural approval requests for new driveways – Joli
 - a. There are 6 driveway requests for replacement for approval.
 - I. 24999 W Nicklaus Way
 - II. 39906 Harbor Ridge Dr
 - III. 40035 Harbor Ridge Dr
 - IV. 39989 N Harbor Ridge Dr
 - V. 39941 Crabapple DrMotion to approve the above requests was made by Anne and seconded by Kathy. Vote taken: 5 in favor, 0 abstaining – motion carries.
 - b. New item came in today for new asphalt driveway
 - I. 39936 Harbor Ridge DriveMotion to approve the new request was made by Teri; seconded by Anne. Vote taken: 5 in favor, 1 abstaining – motion carries.

4. New Business

- a. We had various concerns from the community regarding parking on the streets overnight as well as parking on both sides of the street. Currently our rules state that there is no overnight parking from 12 midnight to 8 am. The Board is considering allowing parking on one side of the street which still allows emergency vehicles to get by. There will be no parking allowed on both sides of the street at any time day or night, cars will only be allowed to park on 1 side. There will be no parking allowed in the cul-de-sacs at any time. If the Board decides make this change, there will be new signs put up and we will amend the Rules and Regulations and advise the community of such change.
 - I. Meanwhile, if anyone wants to park overnight, call Joli to let her know.*
- b. New logo – Teri

A new logo was created for the association. We are hoping to have items, such as hats, cups, totes, umbrellas, etc.) with the logo on it to sell to the community and use the proceeds to pay for road repairs.

5. 2024 meeting dates – Joli
 - a. Monday August 12th @ 7:00 pm at the Antioch Library in the Kakacek Room
 - b. Monday, December 9th (Annual meeting) @ 8:00 pm...hopefully at the Antioch Library; regular HOA Board Meeting will begin at 7:00 pm
6. Open Forum (15 minutes)
 - a. A concern about kids riding golf carts through the community was brought up, they are not stopping at stop signs, and driving at night with no lights. *Joli asked them to talk to her after meeting to get names and she will address the situation.*
7. Motion was made to adjourn the meeting by Kathy; seconded by Teri, Vote taken: 5 in favor, 0 abstaining, motion carries. Meeting adjourned at 8:20 PM

Respectfully submitted

LaVonne Kosmen, Secretary

Antioch Golf Course Community Association