

Antioch Golf Club Community Association

Board of Directors Meeting

Minutes – Monday August 8, 2022

Call the meeting to order (7:00 PM) at Antioch Township Center I

Board members present were

Jolanta Slusarski

Ken Lipski

Teri Crispino

Tom Kolk

1. Approval of Minutes from May 10, 2022. BOD approved and seconded.
2. Treasurer’s Report – Joli (review June 30, 2022 (financials)
 - a. Financial Statements
 1. BBT Checking \$143,178.95
 2. BBT MMA \$ 65,675.96
 3. Receivables \$ 36,677.69
 - b. Delinquencies
 - c. 24941 Nicklaus Way & 24924 Palmer – hearing moved to 8/17/20 due to COVID for pursuit of moneys owed on 2 properties. 8/20/20: Judge found owner in default for failing to appear & continued case to 9/28/20. Pritzker extended moratorium to pursue collections to Mar 6, 2021. Now extended to May 30, 2021. On Apr 23, 2021 received notice of property sale for taxes of year 2017 re 24924 Palmer Ct (empty lot). A petition for a tax deed has been filed to transfer title & possession of property if redemption not made before Sept 29, 2021. Sent to attorneys. On 5/28/21 Pritzker extended to 6/26/21. On 8/10/21 BOD authorized attorney to perform new asset investigation since prior information may be stale. Amounts owed approx. (\$14,000.00). Investigation completed 9/14/21 with possible accounts at State Bank of the Lakes and BMO Harris. BOD requested both accounts to be pursued. As of 12/6/21 both citations to discover assets dismissed as there were no funds. Attorneys currently negotiating payment plan, removal of trailer in driveway and upkeep of empty lot on Palmer. As of early May 2022, lot on Palmer sold. Waiting for transaction details.
 - d. 39793 Crabapple past due \$3,679.39. Delinquency letter from BOD sent in July. Appears mail had been forwarded to a P.O. Box. Daughter contacted Carolyn to show transfer of ownership and to begin payment arrangements.

- e. 39844 Crabapple past due \$4,771.47. Delinquency letter from BOD sent in July. No response. Attorneys sent Notice and Demand letter July 27, 2022. Owner needs to respond by Sept. 2, 2022.
 - f. BOD approved and seconded Treasurer's report.
3. General Updates
- a. Roads – AGCCA. It has come to our attention that it appears that the roads now show owned by G & G Valley Ridge, LLC. Attorneys original response from June 25th indicating extensive title work has been forwarded to Board members. In order to cut some of the research, Joli located a copy of the deed showing transfer of roadways in 2003 to AGCCA. Upon Inquiry to Lake Co recorder's office, they are sending copy of current deed to Joli. This was recorded with the sale of the golf course. Both documents forwarded to attorney in Sept. On 9/3/20 BOD gave direction to atty to engage title co to do necessary review. Had conference call with attorney to discuss on 12/7/2020 regarding initial results. Attorney to do further research and was given prior golf course owner's attorney information. Communication received 1/29/21. It appears matter regarding roads being worked on with prior owner's attorney. Regarding empty lot on Harbor roads being worked on with prior golf course owner's attorneys. The empty lot on Harbor Ridge and the 2 upfront lots by Trevino, the BOD had additional questions which were sent 2/7/21. BOD's understanding was that those should not have been assessed these taxes and were to review with Lake County.
 - b. Empty lot – It has also been noted that the empty lot has been sold for taxes. PIN 01-25-222-015 known as 39862 Harbor Ridge Dr.. Deed from 2003 located and to be forwarded to attorney. Taxes were sent to West Suburban Bank previously. It seems someone had been filing since 2003 for an open space exemption up until the sale of the golf course. On 9/3/20 BOD gave direction to atty to engage title co to do necessary review. See 4 (b). Redemption of taxes for \$4,779.78 took place May 6, 2021. Attorneys still trying to get signoff from prior golf course owner to properly convey property as of 8/21/21. Attorney that worked on this for prior owner left law firm. JKS provided additional contact info for Bill Smith. This also applies for item c below. ***Still pending with attorney.***
 - c. Same issues for 2 lots at Rt 59 & Trevino which AGCCA has been taking care of since late 2018. With sale of Antioch golf course, appears that property now shows under Valley Ridge. With attorneys Just like b & c above. Redemption of Stonebridge Dr lot and Trevino Lots took place May 6, 2021 for \$1,971.20 and \$3,958.16. Attorneys working with prior owner (Bill Smith) to finalize conveyance of property. ***Still pending with attorney***
 - d. Sherriff's contract – **Teri**
 - e. Civil Engineer engaged to review condition of roads in association in Dec 2021 and provide plan for future repair. – Architectural Consulting Group Ltd. Report received by BOD week of May 2, 2022 - **Ken (Report was on condition of all streets in our Community except for Golf Ln and Stonebridge. Two of our streets are in extremely poor condition. Engineer's estimates for repair just for those are – Palmer Ct at**

\$143,700 and Fairway Dr at \$240,231.00. Various options being considered including a special assessment. General patching done throughout area early August.

- f. Waste Hauling changes Lake County – Starting June 1, 2022 Groot Recycling & Waste will provide garbage, recycling and yard waste services to unincorporated areas in the northern half of Lake County. This does exclude Lake Villa Township as they have their own agreements (I believe with Waste Mgmt).
 - g. Garage Sale occurred June 25, Sat and June 26 Sun. 9:00 AM to 4:00 PM. **Comments from Teri.**
 - h. Propose increase to annual budget – 8% or 10%??? **Discuss at executive session. BOD approved a 10% increase for 2023.**
 - i. **Suggestions for fall community event replacing pig roast.**
 - j. 2022 meeting date –Next meeting will be Annual Meeting, Monday, Dec 12, 2022.
4. Adjourn