

Meeting called to order on October 21st 2009, at 7:11 pm

In Attendance: Danielle Paul, Steve Marra, Natalie Linman, Joshua Tipner and Brent Lightfoot

General:

- Resident at [name redacted] 2285 Boxford Court have begun the payment plan set forth for past due assessments. The board agreed to forego the signed agreement that was provided as long as the resident's payments are received on the due date agreed, if not the board will proceed with the eviction process.
- Due to a recent sale of 7/11 and CVS property, there was discovered a Cost Sharing Agreement with the HOA and the HOA will receive annual income from both stores. The HOA was unaware of this agreement and are taking steps to correct this with all parties listed.
- Resident at 2374 Savoy Court, requested the board waive late fees, the Board has voted not to waive the late fee and resident is responsible for them.
- Resident at XXXX Savoy Court will be going to court regarding his fence.
- The 2010 HOA Budget was presented and approved by the board.
- The HOA was sent a tax bill from Kendall County, the board voted to reject and have land in question resurveyed.
- The Board reviewed and voted on changes regarding declarations/fence changes advised by the legal counsel of the HOA.

Architect/Grounds:

- The Board voted on the 2010 pond project; for repairs of the pond on Hafenrichter and Barrington.
- The Board voted on the 2010 tree maintenance; trimming, treatment to Evergreens and fertilization.

Next open meeting: October 28th, 2009
Next location: Wheatland Elementary
Adjourned at: 9:00 pm

Minutes submitted for approval by: Secretary, Natalie Linman on December 16, 2009

Meeting called to order on October 28st 2009, at 7:05 pm

In Attendance: Danielle Paul, Steve Marra, Natalie Linman, Joshua Tipner and Brent Lightfoot

General:

- The 2010 Budget submitted for approval, No changes on the budget or increase in assessments since 2005. Approved.
- The HOA organization has changed legal representation, because of the aggressiveness of this firm; we have collected over \$40,000.00 of outstanding assessment fees. We are seeing a positive investment for the money spent in our legal budget.
- The HOA has approximately 65 homes currently in the foreclosure process.
- The process for changing the declaration/By Laws is slow and lengthy. To adopt a change we need an approval from 75% of homeowners. The HOA sent a notice of tonight's meeting to discuss and get feedback on changes the attorney has suggested and/or recommend.
- Homeowners voted on articles: 3, 4,5,6,7,8,14 and V. Approved
- Homeowners voted on article: iv. Not approved

Architect/Grounds:

- Two contracts submitted for approval, Water management and Design Pond Maintenance. These contracts are for services for the ponds located at Gander Circle and Barrington/ Hafenrichter. Approved
- The Keating Pond restoration is completed and natural materials were used in this project.
- Monuments located at Hafenrichter are completed and updated. Additional monuments are being considered in 2010.

Community:

- The Movie Night event will be planed for next year.
- Shredding Event, November 14th from 8:00 to 10:45 am, East of National City Bank on Eola.
- Free Leaf Collection until December 4th. Please bag, don't blow them onto the street.
- Information regarding our community and events, Please check out 9thward.net. This website has all the latest information to help you with questions or concerns about the community.

Next meeting: November 18th, 2009

Next location: Brent's House

Adjourned at: 9:00 pm

Minutes submitted for approval by: Secretary, Natalie Linman on December 16th, 2009

Meeting called to order on November 18th 2009, at 7:08 pm

In Attendance: Danielle Paul, Steve Marra, Natalie Linman, Joshua Tipner and Brent Lightfoot

General:

- Baldwin Court has been notified of a Dog Kennel violation. Legal representation will be sending a letter to the homeowner with a 30 day allowance to have the kennel removed. If the homeowner does not comply, the HOA will proceed with court proceedings.

Treasurer:

- Legal action will be taken if the payment agreements set forth with the homeowner becomes delinquent.
- Year ending with an excess income. The excess will be spent on pond equipment and lowering the balance owed for the rebuilding of the two ponds.
- The tax bill the association received a few months back has been corrected by Kendall County. The balance is zero, because a bill is sent out for values over a \$150.00.
- The 2010 billing of Assessments will be mailed out December 11th.

Architect/Grounds:

- Tree maintenance approval with year end excess income.
- Further discussions of adding aluminum fencing as a guideline. We will research types, design, height, color and materials.

Community:

- December 5th the Holiday wraths will be put on display.

Next meeting: December 16th, 7:00 pm

Next location: Tavern on the Fox

Adjourned at: 9:00 pm

Minutes submitted for approval by: Secretary, Natalie Linman on December 16th, 2009