DEVONSHIRE HOMEOWNERS ASSOCIATION

A meeting of the Devonshire Homeowners Association was held at the clubhouse July 10, 2018.

Board Members and Guests present:

Roger Feiertag, President

Joe Kararo, Secretary

Norbert Phillips, Treasurer

Pat Walcott, Landscape Committee

Manny Sosa, Landscape Committee

Audrey Romo, AMG Management

Colonel John Feiertag, Retired

Meeting was called to order at 6:30 PM by Roger Feiertag. The board and guests were introduced.

Prior to the meeting the minutes from the May 9, 2018 meeting were given to the homeowners and reviewed by the board. Roger asked for a motion to approve those minutes as reviewed. A motion was made by Pat Wolcott to accept the minutes as reviewed. Norbert Phillips seconded the motion. Motion carried.

The treasurer's report was not read due to a printing error in the report.

The landscape report by Pat Wolcott and Manny Sosa was given. The spring walk thru was completed as scheduled and the overall condition was pretty good. Thanks to all the volunteers. JJC Horticultural Department is continuing their work, again there is no cost. Goldleaf completed the trimming of trees and bushes satisfactorily and the use of yellow flags seemed to work better. The mowing issues have been corrected. Application of fertilizer, weed control, and grub control are scheduled. New plantings will be done once the weather is conducive

to planting. Homeowners are reminded to be responsible toward new plantings and keep them watered.

Notices have been sent out reminding homeowners that outside maintenance of homes is their responsibility. Stumps will continue to do required sprayings for our trees. Please remind any visitors parking is only allowed on the non sidewalk side of the street. The resurfacing of our streets, curb repair, and sidewalk repair has been completed by the village. Also completed was the painting of fire hydrants and mailboxes and the final phase of sealcoat. Any repair to the exterior of homes requires architectural form to be completed. The guard house cleaning is the next project. The village will be installing a new water line in our community.

The property manager report was given by Audrey Romo. All contracts to date are in place. Insurance policy is due in December. Delinquencies are minimal. Please complete a census form to assure we have your correct contact information. The common area is everyone's responsibility. Homeowner concerns should be directed to the property manager.

The board report by Roger noted that the swale had some damage from the torrential rain in May. Phelps Landscape was contacted to clean things up and there will be a two phase approach to make the necessary repairs. The village was also contacted regarding our concern about the source of the water flow.

The Devonshire at Kipling Estates Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements has been filed with the Will County Clerk's Office. These were updated to be current with State Rules and Regulations.

The board attended a training session conducted by AMG Management. Planning for the 2019 Budget will begin shortly. The board is also working on proposals with AMG for various projects in our community.

Volunteers are encouraged to assist with keeping our community healthy. The remaining H.O.A. meeting dates for 2018 are September 11, and November 13. Meetings begin at 6:30 PM at the clubhouse.

Roger asked for a motion to approve Goldleaf contracts totaling $3,540.38 to plant bushes and plants throughout the community. A motion was made by Joe Kararo to approve the contract with Goldleaf to plant bushes and plants throughout the community totaling $3,540.38. Pat Wolcott seconded the motion. The motion carried.

Roger asked for a motion to approve the New Tree Planting Policy rescinding the $300.00 deposit requirement. A motion was made by Manny Sosa to adopt the New Tree Planting Policy rescinding the $300.00 deposit requirement. Norbert Phillips seconded the motion. The motion carried.

Roger asked for a motion to approve the contract with Cukierski and Cochrane to audit the 2016 financial information not to exceed $3,500.00. A motion was made by Joe kararo to approve the contract with Cukierski and Cochrane to audit the 2016 financial information not to exceed $3,500.00. Pat Wolcott seconded the motion. The motion carried.

Roger asked for a motion to approve payment not to exceed $2,700.00 to Phelps Landscaping for phase one of the swale repair caused by the May storm,(weather permitting). A motion was made by Manny Sosa to approve the payment not to exceed $2,700.00 to Phelps Landscape for phase one of the swale repair caused by the May storm. Norbert Phillips seconded the motion. The motion carried.

The following two proposed Amendments will benefit the safety and welfare of the members of the Association and help maintain the property values within the Association. Information packets will be given to the homeowners. It is important that all homeowners vote and return their ballots.

The first Amendment changes the Association's Declarations. The Amendment seeks to cap the number of Dwelling Units that may be leased at any given time at Eight (8) Dwelling Units. In order to fully pass this Amendment to the Declaration, the Board needs the approval of Seventy-Five Percent (75%) of the owners.

The second Amendment changes the Association's By-Laws. This Amendment seeks to fund the Association's Reserve Fund at a level provided for in the Association's most recent Reserve study and requires the Board to obtain a

Reserve Study at least every Five (5) years. In order to fully pass this Amendment to the By-Laws, the Board needs the approval of Fifty-One Percent (51%) of the owners.

Roger asked for a motion to present the Proposed Amendments to the Association's Declarations and By-Laws to the community for a vote. A motion was made by Pat Wolcott to present the proposed Amendments to the Association's Declarations and By-Laws to the Community for a vote. Norbert Phillips seconded the motion. The motion carried.

Guest speaker Lt. Colonel John Feiertag (Retired) gave a presentation of his service time in Berlin. Germany. A short question and answer session followed.

A brief open discussion was held to air homeowners concerns regarding special assessment collections and how to contact board members.

The next meeting will be September 11, 2018 at 6:30 PM.

A motion was made to adjourn the meeting by Pat Wolcott. Manny Sosa seconded the motion. The motion carried.

Meeting adjourned at 7:25 PM.

Joe Kararo, Secretary.