

River Bend West Community Association



Minutes for meeting 1-8-2020 Call to Order at Limestone Library at 6:32
No meeting was held in December 2019.

Present: Tim Hauert, President, Jeff Souligne, Andrea Cinnamon, Vice President, Jim Muhlstadt, Treasurer
Heather Gill and Christy Strole, Secretary. Homeowner Mark Tanner joined us

Minutes of 11-6-19 approval: Christy moved, Jim seconded, motion carried.

Treasurer's report approval: Christy moved, Jeff seconded, motion carried to approve November and December 2019 treasurer's reports.

Public Comments: Mark Tanner was here but just as an interested group member. We discussed radon.

Closed Session: Christy moved, Tim seconded, motion carried that we move into closed session.

Old Business:

Lot 66's septic overflow (since 2012): Christy moved that we ask Ann to write a letter to the homeowners telling them to remove their drain tile from under our detention pond and out of the culvert, and to rake and reseed the grass by May 1st because of the safety concerns of black water pooling. Tim seconded, motion carried. Christy will email Ann.

Lot 65 drainage issue (since 2007) Christy will email the lot owner to say "We don't have the funds to sue Schneider. We met, we talked, we're taking action that we can't talk about yet because lawyers are involved, but we'll let you know when there's some movement." Tim will talk to his neighbor Honzik who may know something about drainage.

Lot 94: Trash cans have been moved; problem solved.

New Business:

Lisa Meyer resigned due to health issues. We sent her a get-well card. None of us has a good suggestion to replace her. The next email to the group will ask for volunteers to join the board, invite people to the upcoming annual meeting in February, during which we will hold our annual election, and give people the option to vote by proxy. Andrea, Jim and Heather are up for re-election and Lisa would have been up for re-election had she not resigned. At the annual meeting we will distribute paper ballots. We will also discuss the Easter egg hunt, dates for the garage sale, and party ideas. After February's meeting we will email everyone their annual dues notice.

Tim distributed a list of the meeting dates for this year.
Leon Heldt sold lot 34 to Larry Hinton.

Adjourn: Christy moved, Andrea Seconded, motion to adjourn carried at 7:38 pm

River Bend West Community Association



MINUTES for meeting 2-5-2020 ANNUAL MEETING Call to Order: 6:34 pm Limestone Library

Present:

Tim Hauert, President; Jeff Souligne; Andrea Cinnamon, Vice President;
Jim Muhlstadt, Treasurer; Heather Gill; Christy Strole, Secretary
Homeowners: Colleen Wepprecht, Jim Gall

Christy moved we approve treasurer's report of 1-8-20. Tim seconded, motion carried.

Christy moved we approve minutes of 1-8-20. Jeff seconded, motion carried.

Public Comments: None. Colleen is here to volunteer to fill Lisa's seat on the board.

Party ideas? Easter Egg Hunt date: Saturday April 4th, 10:00. Rain date April 11
Garage Sale Date: June 11th and 12th, Thursday and Friday

Mowing bids: Jim moved we add spring and fall upkeep of the entrances to the mowing bid. Tim seconded, motion carried. We'll ask for bids from Clean Cut and Dufrein. No one else has expressed an interest.

Election of board members: We have twelve proxy votes via email, and collected 8 votes here tonight. That means we need 8 more to make the board election official. Paper ballots were distributed to board members to get more votes. Email Christy when you have the ballots and she'll canvas if needed. Heather announced that she's moving within the next few months. We need to ask for volunteers to fill her position when she goes.

CLOSED SESSION:

Election of officers: Jim moved that we defer the decision on officers until the board has enough votes to fill the four open spots. Tim seconded, motion carried.

Andrea moved, Heather seconded that we appoint Colleen Wepprecht as interim board member to fill Lisa Meyer's spot until the election. Motion carried. Welcome, Colleen! Jim moved, Heather seconded that we move out of closed session. Motion carried.

Old Business:

Lot 66: septic overflow (since 2012) Allan from the County Health department let Tim know that the owner of lot 66 has removed a section of tile from his leach field and that the subsequent dye test was negative. The county considers this issue closed. Tim will visually inspect the culvert within the next few days. If the pipe is gone from our culvert, Christy will tell Ann not to send the letter. If the pipe is not gone, Christy will tell Ann to send the letter.

Lot 65: drainage update (since 2007) Tim talked to homeowner Gary Honzik, who is aware of the situation. He suggested (1) raising the level of the culvert to allow our detention pond to hold more water and thereby drain more slowly to decrease the damage to Schneider's crop, (2) digging the pond deeper, or (3) planting trees that use a lot of water, like cypress. Jim wonders if it's legal to plant trees in a detention pond. The detention pond was built before the homeowner's association was formed, so using RBWCA funds to fix the problem we didn't cause may look like we're admitting responsibility. Our lawyers have repeatedly said we have no liability in this matter; the developer made the plan and the county approved it. Last month we emailed the owner of Lot 65

saying we were working on the problem and would keep him updated. He responded by suggesting he may have to file a civil suit against us because water from our property is draining onto his. All correspondence with him will now go through the lawyer.

New Business:

Our new LED lights have failed. Tim will contact Scott Styck to replace the bulbs. Our electric bill did go down by about \$10 when we changed to these bulbs.

At 7:30 Tim moved we adjourn. Christy seconded, motion carried.

Approved: 3-4-20 President: _____

Secretary: _____

River Bend West Community Association



MINUTES for meeting 3-4-2020 Call to Order: 6:33 at Limestone Library

Present: Tim Hauert, President, Jeff Souligne, Andrea Cinnamon, Vice President, Colleen Wepprecht
Jim Muhlstadt, Treasurer, Christy Strole, Secretary, Alan Clodi, Homeowner

Minutes of 2-5-20 approval: Christy moved, Andrea seconded, motion carried

Treasurer's report approval: Christy moved, Jeff seconded, motion carried. About 25% of homeowners have paid dues. Christy will send a reminder email on the tenth of March to people who have not yet paid their dues.

Public Comments: Alan Clodi, owner of lot 54-55, presented his proposal for a gazebo and a wood shed on his property. Jim moved we approve the gazebo, Jeff seconded, motion carried. Regarding the wood shed, we need to discuss in closed session.

Closed Session: Tim moved we go into closed session at 7:05. Andrea seconded, motion carried

Discussion of Clodi woodshed: The gazebo is not a structure addressed in our covenants. It's just a roof, no sides, like a patio umbrella. The woodshed is a structure. It would be in back of his property, outside the fence. It would be visible in the winter by the neighbors behind him, and to the neighbors to the south of him all year. He would keep kayaks in the shed with the wood. It would have an asphalt roof, a wood slat bottom, and open sides. It will not be on a slab, so it's not a permanent structure. Clodis have a shed already, and covenant #1 allows only one accessory structure. In covenant #4, an accessory structure is defined as a permanent structure. Impermanent structures are not allowed. We recently denied a homeowner permission to erect a prefab shed that would come off a truck because it's not a permanent structure. Christy moved we deny permission for the woodshed. Jim seconded, motion carried. Christy will email Alan to tell him we approved the gazebo but denied the woodshed because a second accessory structure is not allowed.

Election of Officers: We have a quorum of homeowners who have cast their votes for the board members who were up for re-election, and Colleen Wepprecht. Benay McCue offered to fill the spot Heather may vacate when she moves out of the subdivision. Tim responded to her and asked her to attend tonight's meeting, but neither she nor Heather were here tonight. We elected the following officers unanimously:

President: Tim Hauert

Vice President: Andrea Cinnamon

Treasurer: Jim Muhlstadt

Secretary: Christy Strole

Old Business:

Lot 66: septic overflow (since 2012) Tim got paperwork from the county detailing their actions on this case, which they have closed. We're waiting for the homeowner to remove the drain pipe from our culvert.

Lot 65: drainage update (since 2007) No one has heard from the homeowner, no change here.

Lightbulbs at Entrances: Scott replaced three, they had water in them. The LED bulbs have decreased our electric bill. Two more lights are out. Tim will ask Scott about replacing them with solar powered light fixtures.

Mowing bids: Tim moved, Jim seconded that we send mowing bids to Dufrain and Clean Cut. I'll add in the specs that besides string trimming they weed and trim all three entrances in the spring and fall. Bids will be due March 31st so I have time to contact them before our next meeting.

Easter Egg Hunt: Andrea will buy the eggs and goodies for the Easter Egg hunt again, and will set them up outside on Friday April 3. Kids will come Saturday April 4, and Colleen will be there. Christy might come too, and she will send a reminder email four days before the Easter Egg Hunt.

New Business:

Do we want a website where we can pay bills electronically and send blast emails? Christy talked about our old ramshackle website and described features that modern websites can provide. The group is in favor of exploring options. Christy will email Brandon Klezynski, whose company, Amplified Digital, builds websites, and Michelle Langlois, webmaster for Langlois roofing, to see what kind of website we can build to modernize our website.

Tim moved we adjourn at 7:58. Andrea seconded, motion carried.

Approved: _____ Secretary

_____ President

River Bend West Community Association



Minutes for meeting 4-1-2020 Call to Order via Zoom due to Covid-19 shutdown: 6:33 pm

Present: Tim Hauert, Jeff Souligne, Andrea Cinnamon, Colleen Wepprecht, Jim Muhlstadt, Christy Strole

Minutes of 3-4-20 approval: Only Colleen got a copy of the right minutes via email before this meeting. Tim moved that we table the approval of minutes until next month. Andrea seconded, motion carried.

Treasurer's report approval: Christy moved we approve the treasurer's report. Andrea seconded, motion carried.

Having received no emails regarding public comments, this entire meeting is closed session.

Old Business:

Lot 66: septic overflow (since 2012) The homeowner indicated he will dig the drainage tile out of our detention pond, smooth out the ground and reseed the grass this spring. It has not yet been done so we'll check on this one next month.

Lightbulbs at Entrances: Scott Styck is taking care of this. The bulbs were under warranty, there was water in the conduit.

Easter Egg Hunt: Canceled for Covid-19

Mowing Bids: Dufrain and Clean Cut: Dufrain was lower, not by much. Tim moved we award the job to Dufrain. Jim seconded, motion carried. Christy will notify the bidders by email.

Lot 65: Schneider dammed our detention pond so water collects in Lot 65's yard. The owner of Lot 65 respectfully declines to pay dues, and says if we don't resolve the issue in 60 days he will enlist legal counsel. Ann Brezinski, attorney, says we're not liable for what Schneider has done. This is what all attorneys have told us about this situation. She'll check with the agricultural extension office to see if there's a remedy.

New Business:

Banking/website options: Colleen talked to someone at the bank, and Jim can now access our account online. We are eligible for an upgrade to an interest-bearing Super Now account. Tim moved that we upgrade our bank account and start a PayPal account so that dues can be paid electronically. Jim seconded, motion carried. We'll wait until businesses are open again, then Jim and Christy will go to the bank.

Taxes: The association has to file income taxes. Jim would like to consult an accountant. Christy moved, Andrea seconded that Jim pay an accountant to help with our taxes. Motion carried.

Insurance: Jim looked this up. We have liability insurance on our property of \$2 million per claim. Datweiler in Herscher is the agent, and Auto Owners is the insurance company. This costs us \$771/year. We also have liability insurance to protect the board members. Ann suggested we have error and Omission insurance, and we think that's what this is. That costs us \$1297/year for \$1 million for each claim.

Overdue dues: In Feb 2010 board decided: \$25 late fee after 30 days, then \$1/day up to \$250. But our 2014 bylaws state that we will charge 1% per month. That won't deter anyone, but to change our bylaws is a big deal. So we'll make a note that this is something we could consider changing the next time we update the

bylaws. Meanwhile, Christy will send letters to the 19 people whose dues are overdue, stating something like, "Your dues are late as of March 15th, your account is now delinquent, please pay \$75 for each lot you own to Jim Muhlstadt..." If we have to send more letters, we'll use words like lien, court costs, etc.

Respectfully submitted,

Christy Strole, Secretary

River Bend West Community Association



MINUTES for meeting 5-6-2020 Call to Order via Zoom: 6:32

Present: Tim Hauert, President, Jeff Souligne, Andrea Cinnamon, Vice President, Colleen Wepprecht
Jim Muhlstadt, Treasurer, Benay McCue, and Christy Strole, Secretary; Jim Gall, Homeowner

Minutes of 3-4-20: One correction was made to clarify that while the homeowners elected the board members, the board members elected the officers. Tim moved minutes be approved as corrected. Christy seconded; motion carried.

Minutes of 4-1-20: No corrections. Jeff moved we approve the minutes. Jim seconded: motion carried.

Treasurer's report: Christy moved we approve the treasurer's report. Jeff seconded: motion carried.

Public Comments: Jim Gall was present but had no comments.

Closed session at 6:43

Old Business:

Lot 66: septic overflow (since 2012) The owner has not pulled up the pipe. Tim left a message yesterday and got no response. Tim will contact the owner. If the pipe is not pulled up by next month, we'll decide what to do next.

Lightbulbs at Entrances: Now they're working but they are on day and night. Tim will check to see if there's still tape over the sensors. If that's not the problem, he'll contact Scott Styck. The two secondary entrances have solar lights that don't work very well. Scott was looking into better lights for those entrances.

Bank/website: Because of the Covid-19 shutdown, we still can't go to the bank.

Overdue dues: Six people have not yet paid. The bylaws say we can charge 1%, but Article 12 gives the board the power to amend fees. We didn't send people the penalty with the dues notice: let's do that next year. For this year, Christy will explain the penalty in a letter, and say that because of the Covid-19 shutdown, we'll waive the penalty if dues are paid by June 1st. The penalty is \$25 late fee plus a dollar a day up to \$250 max.

Taxes and Corporation fee paid: Corporation fee was paid. Jim hasn't heard back from the tax accountants, who are working sporadically due to the shutdown. Tim moved we approved the 2020 budget, attached. Christy seconded, motion carried.

Heather Gill sold her house, so she can't serve on the board. We thank her for her work. Benay McCue volunteered to serve out Heather's term. Christy moved we appoint Benay, Jim seconded: motion carried. Christy will bring covenants to the new owners of Heather's house and Benay will be on the ballot for the next election.

New Business:

A homeowner asked us to email homeowners reminding them to take care of their dog droppings. Christy will do so

Approval of Larry Hinton's house: We approved his plans via email, so today we did it officially. Christy moved we approve Larry Hinton's house plans. Jim seconded, motion carried.

Should we cancel the garage sale? Are we liable if someone gets the virus because of our sales? Certainly no one is required to have a sale. We are currently under stay-at-home orders through May 31st. We meet again June 3rd, which is in time to decide whether to run the ads in the papers. Christy's email about dog poop will also mention that as of now, the garage sale is still on for June 11th and 12th from 8:00 to 4:00, but we will decide officially June 3. If the governor's stay at home order is extended, we would be violating it by sponsoring an event.

Ann Brezinsky said she'd ask the Ag Extension Office if there's a remedy for the dammed detention pond. Christy will email her to ask if she found anything out, and ask about our liability for sponsoring a garage sale day.

Two lots have trailers parked on them. Christy's email about dog poop and garage sale will include a reference to the rules about trailers.

Christy moved we adjourn at 7:12. Benay seconded: motion carried.

Respectfully submitted,

Christy Strole, Secretary

River Bend West Community Association



MINUTES for meeting 6-1-20 Call to Order via Zoom: 6:35

Present: Tim Hauert, President; Andrea Cinnamon, Vice President; Colleen Wepprecht, Jim Muhlstadt, Treasurer; Christy Strole, Secretary; Benay McCue, Homeowner Jerome Warner

Minutes of 5-6-20 approval: Christy moved, Benay seconded, Tim asked about the \$25 late fee, wasn't it just a dollar a day? Christy will check and make it right. Motion carried. (Christy looked it up: Minutes of July 2010 said the board decided on \$25 plus \$1 a day up to \$250.)

Treasurer's report approval: Christy moved, Colleen seconded, motion carried.

Public Comments: Jerome Warner has retained Nick Elliott to sue us for draining our detention pond into his back yard. He says the rock wall is on our property and it causes the outflow of the detention pond to go north to his house. It has been a year since he came to us and he hasn't heard from us. We explained that our lawyer said if a lawsuit is possible, individual board members should not have conversations with Mr. Warner, business should be conducted only during board meetings. We also explained what we have done since he appeared at the board meeting in July of 2019. Mr. Warner said that there is a board of trustees for Limestone Township, which when asked to clarify he said that a couple of the guys on the county drainage board cover Limestone. He said we should have contacted them. He has not contacted them and doesn't know a name. The Farm Bureau would know their names, he said. He said he thinks the drainage tile under Schneider's field starts 400' or a couple hundred yards from his property line. We asked him to send us a picture of the flooding and the name of the person at the Farm Bureau and he agreed. He reminded us that the document he emailed us that clearly states that a landowner cannot divert the flow of water. Christy noted that the last section of that document indicated that compliance was largely voluntary, as no penalty has been established. We will discuss his issue during closed session.

Closed session:

Old Business:

Lot 66: septic overflow (since 2012) has not pulled up the pipe. Christy will ask Ann to send a letter giving him until July 15 to have the drainage pipe removed from our detention pond. If it is not, we will pay to have the work done and send him the bill.

Lightbulbs at Entrances are okay now, we think. Scott Styck has not gotten back to us regarding the solar light option.

Overdue dues: Letters were sent to the six homeowners, due June 15. Three homeowners have not yet paid: Warner, Gessner and Love. Jim will tell Christy who is still delinquent after June 15th. She will send them letters letting them know that the penalty will be assessed and a lien on their property will result.

Taxes paid? Jim has not heard back from Geoffrey Johns. He will give them until Friday, then Benay suggests Dan Borschnecht.

Trailers all gone? Yes!

New Business:

Schneiders told Warner about BC&A. Schneider's field tile is too small for us to tie into. We would need 20" tile to take the outflow of our detention pond through Schneider's field to Wiley Creek.

Tim called Burns, Clancy & Associates in Urbana. They're a drainage firm. Glen suggested Donald Witheeyay (sp?). Donald met Tim, Andrea and Benay at the site. He seemed to know a lot. He looked over the situation and said he'd send a packet of information detailing fees. He did so. "Phase 1" of his plan was the investiagion, where he would get the topographical maps (like Tim did), take digital pictures (like Christy did), draft a plan, read the old information from the county, suggest a resolution and prepare a plan for \$3500. That's more than half our bank account after our bills are paid.

Jim had suggested Tim talk to Jeff O'Connor, who is a farmer and chair of the Kankakee County Soil and Water Conservation District. Jeff said a 50-year flood plan is no longer sufficient. We're building drainage systems to handle a 50-year flood but big floods are occurring more often than every 50 years with climate change, so part of the problem is that our standards are no longer sufficient. Schneider said he lost 45 acres this year and 30 acres last year to flooding. Jeff O'Connor's father put the dirt up along the fence, he goes to church with Schneider. Jeff said that since the wall is 20 years old, we can't correct it. It's grandfathered in. Warner's house was built by Girard in 2001 and Warner bought it in 2014. Flooding has gotten worse in the last few years.

Tim contacted Dennis Marek Lawfler. Attorney Dana Meyer works for them and there's a no fee consultation. Ann Brezinski suggested her. Tim met with her and Dana said she can't represent us because of a conflict of interest. She suggested Nick Elliott, but Warner said Elliott is representing him.

1. We could get a backhoe, dig out the detention pond, fill it with gravel to slow down the water flow.
2. Our east detention pond is never a problem. If you go kitty corner from Scanlon, Don Burke on the west corner has a deep culvert that goes under the road to the culvert on the east side of the cul-de-sac and goes into the other detention pond. The northeast corner has a 20" gate so maybe that's 20" tile taking the outflow directly to the river? Could we hire an engineer to tie the outflow into the ditch in front of Scanlon's house, put pipe in the trap, divert the water under the street across to our other detention pond? Tim looked up the elevations. The culvert of the west pond is at 614 ft above sea level and the culvert of the east pond is 615 feet above sea level. Could we divert the water uphill? Until it's one foot deep? If we can afford to solve this problem so that Schneider and Warner are both happy, let's see if we can do that. If we are not legally responsible for this situation, as lawyers have told us in the past, then we should not expend association funds to solve an issue that is not related to our covenants.
3. Tim will find out the name of Schneider's drainage contractor and see if he has a solution. Christy will send Tim the letter Schmanski wrote years ago explaining how to solve this.
4. Tim will meet with lawyer Dave Baron, a free initial consultation, to see if Ann is right that the homeowner's association is responsible to solve this problem. Warner has trenched through the dam and we have not heard from his lawyer Nick Elliott.

New Business:

Debris is being left at the property line by a home owner in the subdivision. It's lot 91. Christy will send an email from the association stating the relevant covenants.

Owner of Lot 88 informs us as a courtesy that she intends to install solar panels this fall. Solar panels are not addressed in our covenants. Her house faces north, so solar panels will likely go on the back of the house. Benay will call the county to see if a permit is required. If so, we'll ask for more information before approving the solar panels.

Benay is concerned with people driving too fast in the subdivision. This is a recurring problem. Tim will send a letter to all homeowners asking them to observe the speed limits, especially since so many of us are outside during this lockdown. He'll send it to Christy to be distributed to the email list.

Christy moved we adjourn. Benay seconded, motion carried, meeting adjourned at 7:43.

We canceled the garage sale due to Covid 19 via email and informed the homeowners. Several said they'd have sales anyway. A second email was sent explicitly explaining that homeowners are solely responsible in case Covid is transmitted and they are sued for it.

Ann Brezinski got back to us re Lot 65's drainage issue. Notes of that phone call are attached. For the first time, our lawyer is saying we might be liable since our detention pond is draining into Lot 65. She feels this will need to end in civil litigation. She's not a litigator, but recommends Nick Elliott and Dana Meyer. She suggests we have a couple of tiling contractors come out and see how much it would cost to tie our detention pond drainage into the tiling of Schneider's field. Back in August of 2009 Mr. Schneider suggested we split the \$13,000 cost of doing so, but the board decided not to. Paying for tile on property outside of the subdivision may not have been considered a proper use of association funds.

So the board decided Tim will go ask the Farm Bureau who we can talk to from the county drainage board. He'll let us know how that goes. We have already spoken to the county building department, county health department and county road commissioner on this issue. If we need to consult Dana Meyer, we will vote by email since that will require expending association funds. Tim said that Schneider didn't just dam up our detention pond and Warner's back yard, there is a series of dams along the west edge of our subdivision. Those homeowners have drainage issues as well, but none as bad as Warner because his house is at the lowest point per those topographical maps.

Adjourn: Jim moved we adjourn, Andrea seconded.

Time: 7:45

River Bend West Community Association



MINUTES for meeting 7-1-20 Call to Order via Zoom: 6:44 pm

Present:

Tim Hauert, President, Andrea Cinnamon, Vice President, Colleen Wepprecht, Jim Muhlstadt, Treasurer, Benay McCue, Christy Strole, Secretary

Minutes of 6-1-20 approval: Colleen moved we approve the minutes, after they are modified clarifying that “July” meant July 2019 under Public Comments. Andrea seconded, motion carried.

Treasurer’s report approval: Christy moved we approve the treasurer’s report. Benay seconded, motion carried.

Public Comments: No other homeowners attended the meeting.

Closed session:

Old Business:

Lot 66: septic overflow, email to Ann Brezinski: Last month we decided to send a letter to the homeowner from the lawyer directing him to pull the pipe out of our culvert, flatten out the ground and reseed. But she never got the email. Christy contacted her by phone this week and now she will send the letter, giving him six weeks (until August 15th) instead of the original July 15th as a deadline. The work appears to be done on his lot but the drainage tile is still in our culvert.

Overdue dues: Two homeowners, Brian and Melinda Love and Chad and Nicole Gessner have still not paid dues. Christy will send them letters informing them that as of June 15th they are being assessed \$25 late fee plus a dollar a day, which is \$15 so far.

Taxes paid: Jim clarified that the taxes paid in the treasurer’s report (\$56.62) are property taxes for the river lot, the park, and the detention ponds. We have not yet paid income taxes because Geoffrey Johns has not responded and has all our paperwork. Jim will physically go to their office to retrieve the paperwork or get a response.

Lot 65’s drainage issue: Tim has been busy with this one all month. Last month we asked Warner to send us a picture of the flooding in his backyard. The picture he sent showed he has cut a trench through the dam Schnieder built, so his backyard is draining.

Tim talked to Glen Kramer, County road commissioner, who said there is no Limestone drainage district. Glen suggested Tim talk to Tod Giroux at MG2A, who will remember when it was built. Todd never returned Tim’s call.

Tim contacted Chad Miller of the Farm Bureau. Chad called back June 12th by which time he had talked to Dennis Schneider, the farmer. Dennis Schneider and his son Jeff met Tim and his wife by the pond. Schneider said the problem is as old as the subdivision. The stone wall built around the outlet of our culvert to make it turn north was built by Azzarelli in response to a lawsuit Schneider brought against the developer for causing water to flow onto his field. They settled out of court. Azzarelli gave Schneider \$20K as well. Jerome Warner attended part of this meeting. This happened before there was a property owner’s association, and Azzarelli is now out of business.

River Bend West Community Association



MINUTES for meeting 8-5-20 Call to Order via Zoom: 6:30

Present: Tim Hauert, President, Andrea Cinnamon, Vice President, Colleen Wepprecht, Benay McCue, Christy Strole, Secretary. Jim Gall, homeowner.

Minutes of 7-1-20 approval: Christy moved, Benay seconded. Motion carried.

Treasurer's report approval: Christy moved, Colleen seconded. Motion carried.

Public Comments: Jim had no comments.

New homeowners include Lot #14, 2805 River Bend Drive, and Lot #10, 2905 Stone Ridge Drive. Christy will put letters in their mailboxes to find out who they are and welcome them.

John Jones did not attend tonight's meeting, but he arranged for the speed trap sign to be loaned to our neighborhood. We think it might be helping remind people to slow down.

Closed session:

Old Business:

Lot 66: Attorney Ann Brezinski sent a letter to the owner of Lot 66 saying the drainage pipe must be removed from the pond by Aug. 15. It looks like the homeowner installed the aeration septic system but has not yet pulled the drainage pipe out of the detention pond. If it's not completed by the next board meeting, we'll hire someone to do the job and send him the bill. If we hire someone to strip that tile out and reseed, maybe we could pay to have the detention pond deepened, so it holds more water before going to Warner's? We need to ask an engineer if that would help.

All dues are paid!

Income Taxes are not yet paid but they're working on it.

Lot 65's drainage issue: Tim contacted Precision Tile in Morris, who tiled Schneider's field. He said, "send me the information and I'll get back to you but I'm in the middle of a pig project right now." Tim sent the information and has not heard back in a couple of weeks. He'll check back with him. Larry Hinton, original developer of this subdivision who is currently building a house in our neighborhood, talked with Glen Kramer and Tim about this issue. Larry Hinton says he might have information in his office about the history of this problem. He does not remember Azzarelli building that wall to route the water north in response to a lawsuit from Schneider. He'll check his records. Two other issues impact this situation. Now that we don't have wells in the subdivision, the groundwater is higher. Also, the amount of rain has been increasing throughout the Midwest. We will await more information from Precision Tile and Larry Hinton.

Debris at 2255 Valley View: Owner reported the brush pile has been removed.

Owner of Lot 88 intends to install solar panels this fall. She will need a permit but says that HOAs cannot deny a request for solar panels per IL law. She sent us information and a drawing of how it will look. She

says the company is handling all permits. If the county requests approval from us, we can vote by email after looking at the information she emailed us. Christy will forward that information to the board now.

New Business:

Craig Dufrain, who mows for us, notified us that a coyote acted aggressive towards his guys mowing the detention pond and came within ten feet of one of his guys. The picture he sent shows the gray fox with the skimpy tail that we all see around here. The fox must have a den with kits in the brush pile of the detention pond, because it has never been aggressive before to our collective knowledge.

Andrea moved we adjourn at 7:03. Benay seconded, motion carried.

Approved:

River Bend West Community Association



MINUTES for meeting 9-2-20 Call to Order via Zoom: 6:35 pm

Present:

Tim Hauert, President; Jeff Soulignee; Andrea Cinnamon, Vice President; Jim Muhlstadt, Treasurer; and Christy Strole, Secretary

Minutes of 8-5-20 approval: Andrea moved, Jeff seconded, motion carried

Treasurer's report approval: Christy moved, Andrea seconded, motion carried

Public Comments: no homeowners attended

Closed session: 6:50 pm

Old Business:

Lot 66: lawyer sent letter saying the tile had to be removed from the culvert in the detention pond by Aug. 15. Yesterday Mike Scanlon told Christy Guy Huston of Bode was going to do it "today or tomorrow" but it has not been done. Tim will call Guy Huston of Bode Excavating to see if he's really coming. Otherwise, Tim will find someone to come take care of this.

Income Taxes for 2019 are still not paid. Geoffrey Johns has not gotten it done but they say they filed an extension. Jim calls every couple weeks and talks to the secretary, he has not spoken with an accountant. We missed a year, so it may be more complicated than usual.

Lot 65: Precision never called back or answered Tim's email. Larry Hinton has not contacted Kramer or Tim regarding looking back in the files from 30 years ago. There's nothing else we can do, or need to do, per the consultation with engineer Bob Olsen.

New Business:

Mark Tanner wants to redo his deck. If he needs a permit, have him call Tim who will approve it.

Two new families have not responded to our letters asking for their email. Because of COVID, we're not ringing doorbells. Andrea says Jeff and Kathleen Downey bought the house on Lot 10 but we don't have email.

Move to adjourn Christy, seconded Jeff, motion carried. Adjourned at 6:50 pm

Approved:

River Bend West Community Association



MINUTES for meeting 10-7-20

Call to Order via Zoom: 6:31

Present:

Tim Hauert, President; Jeff Souligne; Andrea Cinnamon, Vice President; Colleen Wepprecht, Jim Muhlstadt, Treasurer; Benay McCue; Christy Strole, Secretary; Becky Sikes, homeowner

Minutes of 9-2-20: Benay moved, Jim seconded, minutes were approved.

Treasurer's report September: Christy moved, Jeff seconded, report was approved.

Public Comments: Becky Sikes joined us to hear about Hallowe'en. Participation is at homeowners' discretion. CDC has guidelines for social distancing. Kids can't be expected to use judgment so it's up to each homeowner to keep us safe by making sure people stay six feet apart and wear masks. Don't let kids reach into a bowl of candy, lay it out in individual bags so they can take it off a table, don't let them congregate at the door, etc. We'll probably go along with Herscher (4:30 – 7:00) or Kankakee (5:00 – 7:00) since Limestone hasn't declared hours yet. October 31st is a Saturday. Christy will send out an email to all homeowners summarizing this information.

Closed session:

Old Business:

Lot 66: Drainage tile has been removed from culvert! Mr. Fiets took care of this when he ran a sump pump drain into that tile, cutting it off from Scanlon's house and taking it out of our culvert. This issue is closed.

Income Taxes were paid! Christy moved, Colleen seconded that we pay Geoffrey Johns \$325 for their work.

New Business:

Houses missing lamp posts: About six houses didn't have lampposts lit when Tim drove around to check. Christy will add to the email that lampposts are required to be lit.

Dumping yard waste on river bank: Tim will talk to the owners of Lots 87 and 92, who have been dumping their grass clippings on the river bank. Benay has pictures of the truck and the piles along the river. Department of Natural Resources outlaws this. We have dealt with this before, when we burned an accumulating brush pile and put up a No Dumping sign in 2013. There is also a bush pile in our detention pond. Years ago Deb Turner burned that pile and got yelled at by homeowners. Let's deal with that next month.

Lot 8: Signs are not allowed: Owner of Lot 8 has a sign that says "Trump 2020: No More Bullshit" and one that says "Pritzker Sucks". Our covenants disallow signs except those that say "For Sale." But one year we tried to disallow signs and were told we can't disallow them during an election. In the general email, Christy will add a quote from the covenants that deals with signs.

Adjourn: Andrea moved, Benay seconded, meeting was adjourned.

Time: 7:03

Approved:

River Bend West Community Association



Meeting Minutes for 11-4-20

Called to order at 6:33pm via Zoom

Present:: Tim Hauert, President, Christy Strole, Secretary, Jeff Souligne, Colleen Wepprecht, Andrea Cinnamon, Vice President

Review of Minutes from 10-7-20: Christy moved to accept minutes. Jeff seconded. Motion carried.

Review of Treasurer's report: Not submitted.

No public comments, so we moved to Closed session.

Old Business

Light posts- need to check to see if lit

Dumping on Riverbanks-Not sure if still happening. Have not noticed anything.

Yard signs have been taken care of/removed.

New Business

Good turnout for Halloween.

Table Dufrain until next month when we have the Treasurer's report.

Motion to adjourn by Tim. Christy seconded. Meeting adjourned 6:47pm

Helpfully submitted by Andrea Cinnamon, Christy's thumb is in a cast.

Approved 1-6-21