

# River Bend West Community Association



AGENDA for annual meeting 2-2-22 via Zoom

Presiding: Tim Hauert, President.

Attending: Andrea Cinnamon, Vice President, Jeff Souligne, Colleen Wepprecht, Randy Mann Treasurer, Christy Strole, Secretary, Benay McCue

Homeowners:

Minutes of 1-5-22 approval: moved we approve the minutes. seconded; motion carried.

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

Public Comments: None.

## Old Business:

Yield sign still leaning precariously

Rip rap alternatives for Jason & Shelley Fritz

## New Business:

Election of Board Members: Colleen Wepprecht, Benay McCue, Randy Mann

Pick a date for the garage sale and Easter Egg hunt?

Mowing bids?

Closed Session: Election of officers

# River Bend West Community Association



MINUTES for annual meeting 2-2-22 via Zoom

Presiding: Tim Hauert, President.

Attending: Claudia Berwanger, Randy Mann, Treasurer, Christy Strole, Secretary, Benay McCue

Homeowners: None

Election of officers: Christy moved, Benay seconded that Randy Mann serve as treasurer. Motion carried.  
Randy moved, Christy seconded, that Benay McCue serve as VP. Motion carried.

Minutes of 1-5-22 approval: Benay moved we approve the minutes. Randy seconded; motion carried.

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

Public Comments: None.

## Old Business:

Yield sign still leaning precariously Fox Run and River Bend Drive: no progress.

Rip rap alternatives for Jason & Shelley Fritz: Benay called Mark Rodgers, he promises it's on the list to be studied. Dusty Redman made a formal request, sent the letter in, so it's in the works. Mark will be retiring. Lucas Stroud is his second in command.

## New Business:

Election of Board Members Colleen Wepprecht, Benay McCue, Randy Mann and Claudia Berwanger has been accomplished in the last month. People responded to the election well this time!

Pick a date for the garage sale: June 9th and 10th.

Easter Egg hunt? Let's wait and see if COVID goes down. Discuss next month.

Mowing bids: We'll keep Craig Dufrain instead of going out for bids. He's going to reevaluate the fuel cost and raise his price, probably in March or April.

Dues: I'll send bills Feb. 15th. I'll change the address for check payments to 2256 Ridge View Lane. Randy will get me a PayPal tutorial.

Randy moved we adjourn. Benay seconded and motion carried, 7:25 pm

# River Bend West Community Association



MINUTES for regular meeting 3-2-22 at Limestone Library

Presiding: Tim Hauert, President.

Attending: Benay McCue, Vice President, Jeff Souligne, Colleen Wepprecht, Randy Mann, Treasurer; Christy Strole, Secretary

Homeowners:

Minutes of 2-2-22 approval: Colleen moved we approve the minutes. Benay seconded; motion carried.

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

Public Comments: None

## Old Business:

Consider solar panel regulation: Christy will ask her Certasun vendor what regulations made them ask for our HOA's approval. Tim will call the county. For the three sets of solar panels in our subdivision, only one vendor contacted us before getting the permit. Maybe they don't need our permission since we have nothing in our covenants? Should we have something in our covenants? Com Ed provides a boilerplate for HOAs. We still have questions: what do solar panels do to home values? Should we also have covenants regarding composting and rain barrels? The county has Section 121-296 – Small Wind Energy Systems (SWES) resolution No. 2009-11-10-174, sections 1, 2, 11-10-2009 regarding windmills in platted subdivisions. Let's gather information and discuss next month.

Rip rap alternatives for Jason & Shelley Fritz: Mark Rogers, head of the highway department, is looking at options. Greg Heiden is taking that job March 26. Andrew DeLong is looking at concrete mats, which are expensive. Options will be forwarded to Dusty Redmon at the township.

## New Business:

113 Resurfacing: The surveyors say the state highway will be resurfaced from Indian Trail to Edgewater. When asked if there would be a third lane for turning, they said the plans are not firm. There will be a meeting for public comment.

Easter Egg Hunt will be held on April 9<sup>th</sup> at 10:00 am. Rain date, April 16<sup>th</sup>. Benay will go get the stuff, Colleen will show up with kids and say "go!" at 10:00.

Facebook group invitation: We'll send an invitation with our next email announcing the April meeting. There's no approval process, so anyone can join. It's like a chat group. People could advertise lawn mowing and pet walking services. Thanks, Randy, for setting this up!

Randy will also create a gmail account for the RBWCA treasurer.

A tree has fallen on our river lot. Randy will get a close look at it and report back next month.

Benay moved we adjourn at 7:52, Randy seconded, motion carried.

Respectfully submitted,

Christy Strole  
4-6-22

# River Bend West Community Association



MINUTES for annual meeting 4-6-22 at Limestone Library

Presiding: Tim Hauert, President.

Attending: Jeff Soulligne, Colleen Wepprecht, Randy Mann Treasurer, Christy Strole, Secretary, Claudia Berwanger

Homeowners: None

Minutes of 3-2-22 approval: Randy moved we approve the minutes. Colleen seconded; motion carried.

Treasurer's report approval: Christy moved we approve the treasurer's report. Jeff seconded, motion carried. Six households have not paid their dues yet, and the deadline was April 1st. Zach Love just bought the house and contacted us to see if any money was due. Steve Schultz is hospitalized and Cathy is up north with him. We will give these two households an extra month without penalty. The other households will be charged \$25 late fee plus \$1/day. Christy will send them notices telling them what they owe now.

Public Comments: None

## Old Business:

Consider solar panel regulation

Com Ed's sample energy policy will be distributed with Tim's notes on it, and we'll discuss next month. Between now and then we'll ask David Jaffe or Ann Brezinski what we have to do to change the covenants. We don't have the authority to generate new covenants, only to enforce them. Homeowners will have to approve this change.

Rip rap alternatives for Jason & Shelley Fritz: Benay's waiting for a return call.

Facebook page is live and advertises the Easter egg hunt! Thanks, Randy, for setting this up.

Easter egg hunt April 9th: Colleen filled 350 eggs, four of which are golden eggs and include a \$10 gift certificate for Dairy Queen. Is this enough? We'll see. She gave her receipts totaling \$96 to Randy for reimbursement. Christy will email the homeowners tonight reminding them of Saturday's hunt, encouraging kids to bring. Basket.

Tree down on river lot: Christy moved, Jeff seconded that we ask Estes to bid the removal of the fallen tree on the east edge of our river lot. Tim will ask Estes to bid the job of cutting the tree down from where it is caught up in its sisters branches.

## New Business:

Do we want a turn lane? Route 113 is under construction and there will be a public meeting about the project. Tim will call IDOT and see when that public comment meeting is to be held. Let's contact HOAs of the other subdivisions and see if they want to show up with us and ask IDOT to include a third lane to make driving out here safer.

Edgewater has no HOA, but Christy will call her friend there and see if they want to join.

Limestone Meadows has one, Christy will call Mary Keller or Amy DeLong.

## River Bend West Community Association



MINUTES for regular meeting 4-6-22 at Limestone Library

Presiding: Tim Hauert, President.

Attending: Jeff Souligne, Colleen Wepprecht, Randy Mann Treasurer, Christy Strole, Secretary, Claudia Berwanger

Homeowners: None

Minutes of 3-2-22 approval: Randy moved we approve the minutes. Colleen seconded; motion carried.

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

Six households have not paid their dues yet, and the deadline was April 1st. Zach Tutt just bought the house and contacted us to see if any money was due. Steve Schultz is hospitalized and Cathy is up north with him. We will give these two households an extra month without penalty. The other households will be charged \$25 late fee plus \$1/day. Christy will send them notices telling them what they owe now.

Public Comments: None

### Old Business:

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New Business:

Do we want a turn lane? Route 113 is under construction and there will be a public meeting about the project. Tim will call IDOT and see when that public comment meeting is to be held. Let's contact HOAs of the other subdivisions and see if they want to show up with us and ask IDOT to include a third lane to make driving out here safer.

Edgewater has no HOA, but Christy will call her friend there and see if they want to join.

Limestone Meadows has one, Christy will call Mary Keller or Amy DeLong.

River Bluff has one, Colleen will call her friend.

Indian Trail has none.

River Crossing: Christy will call Carolyn Serene

Heil Estates already has a turn lane.

Do we want Dufrain to mow? We don't have to take bids, and they never did us any good. Craig Dufrain said he'd have to raise his price because of the increased price of gas. Christy moved, Colleen seconded that we contract Craig Dufrain to do our mowing again this year, starting this month. Randy will contact him, Christy will email asking for his insurance certificate.

Jeff moved, Claudia seconded we adjourn at 7:21. Motion carried.

Respectfully submitted,

Christy Strole, secretary

Approved: Tim Hauert, President  
5-4-22

# River Bend West Community Association



MINUTES for regular meeting 5-4-22 at Limestone Library

Presiding: Tim Hauert, President.

Attending: Benay McCue, Vice President; Jeff Souligne, Colleen Wepprecht, Randy Mann, Treasurer; Christy Strole, Secretary; Colleen Wepprecht via phone, and Claudia Berwanger. Time introduced her and welcomed her to our group, thanking her for her service.

Homeowners: None

Minutes of 4-6-22 approval: Jeff moved we approve the minutes as corrected. Randy seconded; motion carried.

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

Public Comments: None

## Old Business:

Consider adopting ComEd's sample energy statement: We made some changes to make the document more cohesive. This would be separate from our Covenants and Bylaws. It says no one can get a permit without our approval, but Illinois law says we can't stop people from installing solar or require them to put the panels in a place that would decrease efficiency by 10%. Would the homeowners to vote to adopt this? We need more research on rain barrels to differentiate them from tanks, and we need to talk to Ann Brezinski to see how to handle this document. Christy will type a new draft and get Ann's take on this.

Rip rap alternatives for Jason & Shelley Fritz: No news.

Easter egg hunt: How many kids came? 350 eggs were enough for 12 for each of the 27 kids who came. Thanks, Colleen and Benay, for your work on this fun activity. Ours was held the same day Limestone Park District held theirs.

Estes bid on fallen tree: Randy sent out bids and got three replies, two of whom dropped out. Estes will "chop and drop" the two trees, leaving the wood there, for \$400. If we want him to grind it up and haul it out that will be \$650. Benay moved we accept Estes's bid to chop and drop, not grind and haul. Randy seconded; motion carried.

IDOT public meeting re turn lane; Benay and Tim both called. Tim learned that the date of the meeting has not yet been set. Benay got the name of the guy in charge of the project and will send it to Tim, to see if it's the same guy Tim talked to.

Dufrain set to mow? I got insurance certificate: Randy contracted Estes, who has mowed the four lots already. He hasn't done the entrance yet. We pay to have the park mowed, the park district does maintenance on the equipment. So we're set for the year.

## New Business:

Request for approval of modular home to be set on Fox Run Drive Lot 11: Chris James wants to put up a modular home and has talked with Tim and Colleen about it. He sent us a link showing how a firm in Indiana can assemble a full-sized two-story house on a basement in one day. The house meets our size requirements. This is not a mobile home (which is manufactured indoors and set on a chassis with wheels) or a manufactured home (which is manufactured indoors and set on a permanent foundation, usually two pieces joined together at the roof line.) This is a house built indoors in four separate modules, with drywall, plumbing, electric and flooring installed, trucked here on flatbeds and lifted into place by a crane. Our covenant #21 says "No structure shall be moved onto the subdivision from any off-site location." In the past, we have denied homeowners who wanted to buy a pre-manufactured shed from Menards because of this covenant. Maybe our covenants should be changed now that modular homes can be built that are indistinguishable from stick-built homes? Colleen says maybe a modular home is not a "structure"? There are only three lots left in the subdivision, so how important is this? Randy points out that if we ever join with the subdivision behind us, many more lots would be in play. Benay moved that we pay Ann Brezinski for her opinion on whether our covenant #21 forces us to deny a modular home because it's a structure. Jeff seconded; motion carried.

Request for approval of Maria Gagnon's shed: Christy moved we approve her shed plans. Randy seconded, motion carried.

Chad & Kelly Degenhart sold 2234 Sunset View Lane and Scott Homerding sold 2264 Valley View Drive to Anthony Andre. Belva Stelk's house is now owned by a trust, and her granddaughter Courtney Stelk lives there.

Benay moved, Randy seconded we adjourn at 7:47. Motion carried.

# River Bend West Community Association



MINUTES for regular meeting 6-1-22 at Limestone Library

We didn't have a quorum so we could not hold a meeting. Rita Sproul came to complain about an incident where a golf cart turned over in the cul de sac. A kid was taken to the hospital. Rita called the county, because it's their job to regulate golf cart use. County sheriff deputies came to Rita's house, not the cul de sac, so no citation was issued.

# River Bend West Community Association



MINUTES for regular meeting 7-6-22 at Limestone Library

Presiding: Tim Hauert, President.

Attending: Benay McCue via FaceTime, Vice President; Jeff Souligne, Randy Mann, Treasurer; Christy Strole, Secretary; Claudia Berwanger

Minutes of 5-4-22 approval: Randy moved we approve the minutes. Jeff seconded; motion carried  
There were no minutes of our 6-1-22 meeting because we did not have a quorum.

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

Public Comments: None

## Old Business:

Consider adopting ComEd's sample energy statement, update by Christy: We need to ask a lawyer if we can adopt this policy as a board, or if the homeowners have to vote to accept it, like they would if it were a change in the covenants. But both Ann Brezinski and David Jaffe were too busy to meet with us. Christy moved we seek counsel on Com Ed issue and modular home issue. Randy seconded; motion carried. Christy will contact the firm of Greg Deck and Dave Baron, as suggested by Ann Brezinski.

Request for approval of modular home to be set on Fox Run Drive Lot 11, update by Christy: see above. We're waiting to ask a lawyer if our covenant preventing structures from being moved onto a lot applies to modules of a house. Chris James has purchased the lot on Fox Run Drive and awaits our decision.

Rip rap alternatives for Jason & Shelley Fritz: update by Benay: Two guys from the county came out and looked at the rip rap. They agreed that it's ugly and hazardous. The engineer said materials are expensive right now. They agreed to come up with a plan. Limestone township might have to save up for three years to have enough money to do something different.

Cohort building efforts re IDOT meeting; update by Christy: Emailing members of the boards was unsuccessful. River Bluff has an HOA. Edgewater, Limestone Meadows and Indian Trail have no board. River Crossing does, and Art and Margie Suprenant were contacted. [tom@tls.mgt.com](mailto:tom@tls.mgt.com) was emailed. Christy will look for facebook pages for these subdivisions. Then we can ask their opinion on whether we should ask IDOT for a center lane at their public meeting.

## New Business: None

Christy moved, Jeff seconded we adjourn at 6:47. Motion carried.

# River Bend West Community Association



MINUTES for regular meeting 8-3-22 at Limestone Library

Presiding: Tim Hauert, President.

Attending: Benay McCue, Vice President; Jeff Souligne, Colleen Wepprecht by phone, Randy Mann, Treasurer; Christy Strole, Secretary; Claudia Berwanger

Homeowners: None

Minutes of 7-6-22 approval: Benay moved we approve the minutes. Randy seconded; motion carried.

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

Public Comments: None

## Old Business:

Consider adopting ComEd's sample energy statement: Christy and Tim will see Greg Deck on August 9<sup>th</sup> about this issue.

Request for approval of modular home to be set on Fox Run Drive Lot 11: Christy and Tim will see Greg Deck on August 9<sup>th</sup> about this issue.

Rip rap alternatives update by Benay: the county is considering tiling it, but waiting for engineering approval. Then it would be covered by lawn. Tim will call Dusty regarding the rip rap and the twisted traffic sign. Could the township control the weeds in the rip rap? It shouldn't be the homeowners' job. The situation was worse years ago, the HOA took action and the county to put the rip rap in the ditch.

Cohort building efforts re IDOT meeting; update by Christy: Mike Whalen responded that he'll ask the residents in his subdivision about support for a turn lane. The IDOT guy will let Benay know when the public meeting will be held. The project might not be done for 3 or 4 years. Christy will email the members for the September meeting and ask if we want a turn lane. Tim says there are 57 entrances from our 113 entrance to Riverside: driveways and subdivision entrances combined.

## New Business:

2297 Ridge View Lane has tall weeds. The mowing has not been kept up. The owner is apparently having trouble with other things as well. We will write him a letter telling him he could ask Craig Dufrain to mow for a fee. Because of other concerns, we will also provide a contact for a local agency that helps elderly people who are having trouble. Benay will get a name and send it to Christy, who will send a draft letter to the board before sending it to the homeowner.

Benay moved we adjourn at 7:07 pm. Randy seconded; motion carried.

# River Bend West Community Association



MINUTES for regular meeting 9-7-22 at Limestone Library

Presiding: Tim Hauert, President.

Attending: Jeff Souligne, Colleen Wepprecht, Randy Mann, Treasurer; Christy Strole, Secretary; Claudia Berwanger

Homeowners: None

Minutes of 8-3-22 approval: Colleen moved we approve the minutes. Randy seconded, motion carried.

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

Public Comments: None

## Old Business:

Christy and Tim went to see attorney Greg Deck August 9<sup>th</sup>. Christy sent Greg the covenants and bylaws before the meeting. Greg said our documents need to be updated. They don't explain how our dues are assessed; by square foot? By lot? It would cost about \$5000 and use a lot of volunteer time to bring them up to date and clean them up. I told him we only have \$4000. At tonight's meeting we did not decide to go ahead with his recommendation to update our documents.

ComEd's sample energy statement, update by Christy and Tim: Greg looked at our draft of the energy policy and said one of the references was out of date. He would tweak it for us for about \$1000. He said we had to take out the parts that imposed new restrictions on what homeowners can do (regarding rain barrels and composting) because the board does not have the authority to impose new covenants. The homeowners would have to vote to approve those changes. But without the new restrictions, the document he writes will have little effect on what homeowners can do regarding solar. State laws restrict HOAs from controlling solar panel placement unless efficiency is reduced less than 10%. Homeowners could still put panels on the ground or on the front of their houses. We would still have no control over that. We decided to tell Greg Deck not to write up the new policy. It's not worth \$1000. Christy will email Greg Deck.

Modular home to be set on Fox Run Drive Lot 11, update by Christy and Tim: Greg Deck said we cannot legally approve the modular home because of our covenant that prohibits a structure from being moved off a truck onto a lot. I asked him if it wouldn't count as a structure because it's in parts; he said we could not win an argument based on that. We have previously denied homeowners who wanted to buy prefab sheds and put them on concrete slabs, based on this covenant. We said it had to be stick built. Greg agreed that if we don't enforce a covenant, we lose it. So if we allowed a modular home despite this covenant, and someone wanted to put up a manufactured home, we'd have no way to stop them. Some homeowners might be angry at what will look like a violation of a covenant when this house is erected in a day. The modular home from Rochester Homes is not like a mobile or manufactured home. It's like a prefab home where instead of the walls being assembled in a factory, modules of multiple walls are assembled in a factory. Our covenants haven't kept up with the technology. None of us opposes the modular home. Greg suggested he write us a rule clarifying the covenant. We would first need to get him legally tight language explaining the difference between a modular home, a manufactured home and a mobile home that explains why we approve modular but not manufactured or mobile. Once we get that technical definition (maybe from a Modular Home Association? Maybe from Rochester Homes?) he could write a legally defensible explanation of why we're approving the modular home despite the covenant. This, too, will cost us

\$1000. Greg says we can't bill the prospective homeowner for the cost of explaining our interpretation of the covenant. So for now, Tim will look for language from Rochester Homes. Colleen will informally ask a lawyer friend of hers for another opinion. We will not authorize Greg Deck to write an explanation at this point.

Rip rap alternatives for Jason & Shelley Fritz: update by Tim: Tim talked to Dusty Redman, who said he's still in touch with the county on this issue but neither the county nor the township has money to solve this problem. He's buying a spray attachment for his truck so he can spray for weeds from the truck, and he would spray that rip rap so the homeowners don't have to as much. That's the best he can do on his budget. He still says he'll fix the tilted yield sign on Valley View drive.

Cohort building efforts re IDOT meeting; update by Christy: Two other subdivisions indicated interest in asking for a turn lane but did not survey their homeowners and send us data. Christy asked our homeowners their opinion in the most recent email and got about 20 responses. 19 were positive, one worried that trucks would use the third lane as a passing lane. Larry Hinton said IDOT knows whether or not it's feasible; we should ask them if it's possible. Tim has a phone number for IDOT but the guy there says he doesn't know anything about it. Christy will email Larry Hinton to see if he has an IDOT contact who would know.

Lot 99 Paul Roeder contact re having trouble: Benay got his name from Christy and said a wellness check would be conducted.

#### New Business:

Claudia suggested we have a food drive before Thanksgiving. Christy moved, Jeff seconded that we ask homeowners to contribute to a food drive to benefit a local church. Motion carried. Claudia will work on details.

Christy moved, Jeff seconded we adjourn at 7:25 pm

# River Bend West Community Association



MINUTES for regular meeting 10-5-22 at Limestone Library called to order at 6:35

Presiding: Tim Hauert, President.

Attending: Jeff Soulligne; Christy Strole, Secretary; Claudia Berwanger

Homeowners: None, so no public comment

Minutes of 9-7-22 approval: Jeff moved we approve the minutes. Claudia seconded; motion carried.

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

## Old Business:

Wellness Check on homeowner update: Benay was not here. She sent an organization that does wellness checks there anonymously so we can't know the result. But the yard has been mown.

IDOT re third lane feasibility update from Benay and Tim: Mark Short of IDOT says currently Route 113 from 3320 W Road to Indian Trail Road is being considered for reconstruction. If it is, in two years he will open a website for virtual public comment. Tim made the case that the road with two lanes is unsafe. Can we reroute truck traffic to avoid 113, Tim asked? Mark said that's a big deal that can affect commerce and would take years. Whether or not we can have a turn lane will be based on the amount of traffic, roadway alignment, and number of accidents on this road, among other factors. So we will monitor this situation.

Thanksgiving Food Drive – Claudia consulted with Salvation Army and made a flyer that we will distribute via email (the last week of October) and facebook, encouraging homeowners to drop off donations. Board members that were present agreed to use their houses as drop off spots. Christy will email the others. Maybe Salvation Army has barrels we could use? Salvation Army will collect the donations. Some of their suggested donations, like turkey, would require room in a freezer. Claudia will check on how we would handle that. The flyer will be completed before our November meeting.

Modular home research: Tim (Rochester Homes) and Colleen (Lawyer friend): Colleen was not here. Tim asked Rochester for a legal description of the difference between modular homes and mobile or manufactured homes, and they didn't offer anything. They said we'd need to pay a lawyer for that. HUD determined that after June 5, 1976, both "mobile homes" (on wheels) and "manufactured homes" (on wheels only until they are set on a foundation) are now called "manufactured homes." They are regulated by HUD. Modular homes are not regulated by HUD, and are required to meet all state and local building codes. Guys from our county building inspector group would have to go to Indiana to inspect the modular home while it is being built. The homeowner has not yet submitted official plans showing siting and elevations.

## New Business: none

Christy moved and Jeff seconded that we adjourn at 7:00, motion carried.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

# River Bend West Community Association



MINUTES for regular meeting 11-2-22 at Limestone Library

Presiding: Tim Hauert, President.

Attending: Benay McCue, Vice President; Jeff Souligne, Colleen Wepprecht, Randy Mann, Treasurer; Christy Strole, Secretary; Claudia Berwanger

Homeowners: None

Minutes of 10-5-22 approval: Randy moved we approve the minutes. Benay seconded; motion carried.

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

Public Comments: None

## Old Business:

Thanksgiving Food Drive - Claudia Only one homeowner has offered to donate so far. Claudia will put a flyer on the facebook page and in mailboxes. Salvation Army will pick up food from participants' porches on November 18<sup>th</sup> and cook a meal the Wednesday before Thanksgiving.

Modular Home: Tim will call Chris James to tell him we can't approve a modular home with our current covenants, and we can't change the covenants without a vote of the homeowners. A lawyer could write an explanation of why we would approve the modular home despite the covenant that says we can't move any structure off a truck and onto a lot, but that would cost at least \$1000.

Budget: We might end up with \$2,000 surplus, depending on how expenses shake out. Should we raise dues to \$100? Dues haven't been raised since maybe 2012. Could the board vote to do this without approval of the homeowners? Let's keep this idea in mind. Bills for property taxes have been going to Patti Denault, she has not been forwarding them, so Randy told the county to send them to him from now on.

## New Business:

We don't own the park, but we mow it, and it costs about 1/3 of our mowing budget. We think there was an agreement when the park district agreed to build on the park lot that we would mow if they would maintain the equipment. Christy will search past minutes for that agreement and Tim will talk to Scott Styck who's on the park district board. Should the park district be mowing the park, since it's their property?

Christy moved, Randy seconded we adjourn at 7:10. Motion carried.

We will only have a meeting in December if we have urgent business.