

# River Bend West Community Association



MINUTES for meeting 1-6-25 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

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

Homeowners: none    Public Comments: none

Minutes of 11-6-24 approval: Randy moved we approve the minutes. Benay seconded; motion carried.

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

## Old Business:

Speeding cars: Did Sheriff stop by? – Tim talked to the Sheriff's department. They said they'd come out here a couple times, and Tim saw a sheriff's car sitting out here once.

Jamie O'Connor for Sign painting – Benay Does he have a sample of the foam we can see? Benay has not talked to him and will try to get him to come to the next meeting.

Who won the Christmas decorating contest? Kenny & Krystal Richmond were our winners. Next year Colleen will offer to take pictures instead of asking people to submit pictures, and we'll announce the contest at the end of October instead of mid-November.

We approved lot 31's shed via email.

## New Business:

Next month is the Annual Meeting and election of board members: we need a volunteer to replace Jeff. Benay's neighbor Karen is not interested. Christy will ask Dawn Tutt.

Barking dog is still an issue. Christy will write the homeowners of lot 84 saying that their dog needs to stop barking or we will contact Animal Control.

Last year we had one homeowner who did not pay dues on time and refused to pay the \$25 late fee. When I bill people this year I'll remind them that they still owe us the late fee. If they pay \$150 we won't increase the late fee they owe. If they don't pay \$150 on time, they will owe us \$190.

Benay moved, Claudia seconded we adjourn at 7:15; motion carried.

# **River Bend West Community Association**



Minutes December 2024

No meeting was held this month due to the Holidays

# River Bend West Community Association



MINUTES for meeting 11-6-24 at Limestone Library at 6:30 pm in the parking lot

Presiding: Tim Hauert, President

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

Homeowners: none    Public Comments: none

Minutes of 10-2-24 approval: Colleen moved we approve the minutes. -Benay seconded, motion carried.

Executive Session Minutes of 9-4-24: Colleen moved we approve the minutes. Benay seconded, motion carried.

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

## Old Business:

Speeding cars: Do we have data? Tim's neighbor speeds at 7:30, and Christy sees a bus speed by at 7:30, so Tim will ask the sheriff to patrol at that time.

Jamie O'Connor for Sign painting – Benay got a bid for \$5325 to make one sign out of sandblasted foam. We ask him to come to our January meeting, send us a video or a sample, or tell us about a local sign made of this stuff.

## New Business:

Budget – Randy. Christy moved we approve the budget. Colleen seconded; motion carried. We're removing money from the "lawyer" budget since we can't get a lawyer for that small amount. If we need a lawyer, we'll take the cost out of savings. We increased our events budget by \$100 and planned \$6K to paint another sign.

Shall we announce Christmas decorating contest with next month's email? No because we won't have a meeting in December. Colleen will make a flyer, Christy will send it out.

Because the library has changed it's hours, we will start meeting on the first Monday of each month, starting in January 6. Christy will be out of town, will someone else please take minutes?

Randy reported beaver damage to a couple of our trees on the river lot. We'll see about putting fencing around them in the spring.

Christy moved, Benay seconded we adjourn at 6:42. Motion carried.

# River Bend West Community Association



MINUTES for meeting 10-2-24 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

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

Homeowners:                      Public Comments:

Minutes of 9-4-24 approval: - Randy moved we approve the minutes. Jeff seconded, motion carried.

Executive Session Minutes of 9-4-24: Christy moved we approve the minutes. Benay seconded, motion carried.

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

## Old Business:

Jamie O'Connor for Sign painting – Benay. He has not gotten back to her yet but says he will next Tuesday.

Movie Night – Colleen reported about 40 kids came and enjoyed watching the movie on blankets with their friends in the park. Karen Hazelrigg offered to set up speakers next time so it's louder. All the candy and prizes were taken so we ordered just enough. Let's do this three times next year!

## New Business:

A complaint was received regarding a barking dog on Fox Run Drive. We sent out an email and have heard less barking since then! Several people assumed it referred to their dogs.

Tim talked to Gary Honzik regarding speeding cars. Gary was on the township board. He says nothing will stop speeders except speeding tickets. Let's collect data this month, then ask the sheriff to send someone to patrol during those times.

Christy moved, Randy seconded we adjourn at 7:00; motion carried.

Respectfully submitted,

Christy Strole, Secretary



# River Bend West Community Association



MINUTES for meeting 9-4-24 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

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

Homeowners: Jim Gall Jim and Judy Sharper

Public Comments: Sharpers objected to the flags that the township added, at our request, to the speed limit signs to improve visibility. They don't want bumps or humps; they want the sheriff to enforce the speed limit. Claudia suggested we ask the township to change our yield signs to stop signs.

Minutes of 8-7-24 approval: Deferred to executive session.

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

## Old Business:

Has Jaxson Joiner done the work on the river lot? – Randy Yes, he couldn't chop up the tree that we dropped back their a few years back, but he cleaned off the berm and it looks nice. He's doing a good job.

Did Dusty find a sign that says "autistic child?" The township couldn't get "autistic child" signs, so they offered "handicapped child" signs. Tim bought signs online and the township put them up. We got several positive comments from not only the original homeowner who asked, but two other people who had grandchildren with autism. Christy moved, Claudia seconded that we reimburse Tim \$60 for the signs. Motion carried.

Has O'Connell trimmed his landscaping so it doesn't encroach on the neighbors? -Yes, Shan Cinnamon reported that O'Connells have worked on their landscaping. They say the plum tree in front is not dead, just dropped it's leaves. We appreciate their cooperation.

Movie Night – Colleen Christy texted Cassie Haase to see if we can use their electricity for the movie, Despicable Me 4, September 14<sup>th</sup> at the park. Tim can borrow a blow up screen from his church. Randy can download the movie onto a flash drive in advance. Colleen will provide movie candy, bug spray. Randy will loan us his cotton candy machine. The kids should come at seven, the movie will start at 7:15 which is sunset. Christy will email the homeowners to invite them after she hears back from Cassie Haase.

Benay is still working on getting Jamie O'Connor to write an estimate for the other two entrance signs.

## New Business: None

Benay moved, Randy seconded we adjourn at 7:20: motion carried.

Respectfully submitted,

Christy Strole, secretary

# River Bend West Community Association



MINUTES for meeting 8-7-24 at Limestone Library at 6:30 pm

No meeting was held 7-3-24 due to holiday

Presiding: Tim Hauert, President

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

Minutes of 6-5-24 approval: Benay moved we approve the minutes. Jeff seconded; motion carried.

Homeowners: Shan Cinnamon and John Jones

Public Comments: Mr. Cinnamon and Mr. Jones own lots contingent with Lot 91, which has landscaping encroaching on their property. For years they have cut the invasive mulberry bushes back so they can maintain their property. Mr. Jones can't access the northwest corner of his property to mow it and the homeowner of Lot 91 does not mow that corner for him. Several dead trees remain on the property. Discussions with the homeowner have not resolved the issue. Christy will write a letter to the owner of Lot 91 including a copy of the covenants. She will mention that the covenants are here to keep our property values up. She will say the work must be completed by September 4<sup>th</sup> (our next meeting). Shan and John will report back to us before the September 4<sup>th</sup> meeting. Mr. Jones and Mr. Cinnamon left the meeting.

Treasurer's report approval for June and July: Christy moved we approve the treasurer's report. Benay seconded; motion carried. Tim suggested that from now on unless something unusual happens or someone has questions, Randy doesn't have to read the treasurer's report every month, since he sends it to the board members before the meeting. We agreed.

## Old Business:

Tim reports that Dusty Redmond said we can get a Handicapped Child sign. Tim pointed out that we want an Autistic Child sign, which is slightly but significantly. Tim has a sample and Dusty will look into it. He can put them on the existing sign posts.

Benay reports that Jamie O'Connor has not responded to her request for him to bid the refurbishing of the two smaller entrance signs. She will check with him.

Randy reports that Jaxson Joiner has not yet taken down the circle of brush and the tree on the river lot, and cut down the row of sumac. He plans to do it this Saturday. He will continue to do our mowing after school starts.

Benay moved, Jeff seconded that the board direct Christy to send thank you notes to John Jones for the speeding sign and Dawn Tutt for the landscaping work.

Tim reported that Dusty Redmon talked to the County regarding speed bumps and humps. The county does not want them because there can be lawsuits when cars hit them wrong. Tim will talk to Honzik who worked for the township to see if he has ideas. Maybe the county could direct the sheriff to place patrolmen in the neighborhood to enforce the speed limit.

New Business:

The owner of Lot 31 submitted plans for an in-ground pool in their backyard and a fence around the pool that would match the existing fence. Christy moved we approve the plans. Benay seconded, motion carried.

Tim has permission to borrow the movie screen owned by his church. We'll set a movie night tentatively for September 14<sup>th</sup>. Colleen is spearheading this but she's not here tonight so the date could change. Tim will call Colleen.

Dave Baron asked that we send an email to all homeowners reminding them to bag their trash, because trash blows out of bins into other people's yards. We decided that because we can't bag up paper in the recycling bins, and because covenants do not address this, this is an issue that should be handled between neighbors, not the board.

Christy will send Tim an updated list of people for whom we don't have an email address. Randy helped her enable the website's "contact us" button to shoot email to the [rvrbnd11@gmail.com](mailto:rvrnd11@gmail.com) account.

Claudia moved, Jeff seconded we adjourn at 7:26; motion carried.

Respectfully submitted,

Christy Strole

# River Bend West Community Association



MINUTES for annual meeting 7-3-24

No meeting was held due to holiday

# River Bend West Community Association



MINUTES for annual meeting 6-5-24 at Limestone Library

Presiding: Tim Hauert, President

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

Homeowners: Karen Hazelrigg      Public Comments: Karen and her neighbors the Stelks and the Sikes have young children by the 113 entrance, where cars come off the highway fast and come down the hill fast. She proposes a “slow children” sign in two locations. Sikes and Hazelrigg have ordered yard signs but they’d like official signs. We don’t purchase or install official signs: the township and county have that authority. Tim mentioned that we’ve been trying to get speed humps or temporary speed bumps and have been told no. Several of us would be willing to attend township or county board meetings to ask for “slow children” signs. Also Colleen Wepprecht was asked to look into a sign for a disabled child near her house. Tim will talk to Dusty Redmond to see what meetings interested homeowners could attend. Christy will send an email out saying that a three year old almost got hit by a speeding car the other day, school’s out, please observe the speed limit of 25, like we do every spring.

Minutes of 5-1-23 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.

## Old Business:

Benay quote from Restoration Works for South panel: The panel is installed and we paid \$120. We also paid the other half of the remainder that we owed them, so we are square with Restoration Works.

Benay response from Mike Wahlen re sign work for next year: Mike can’t do it. Jamie O’Conner, who helped install the originals, will provide an estimate for making new wooden signs.

Garage Sale June 6-7-8: Benay ran the ads.

Has Jaxson Joiner done the work on the river lot? Not yet, but says he will do it in June. He purchased a new piece of equipment to do the job. He cleaned out the weeds from the two entrances on Pipeline Road and they look better than they have in years.

Christy re Rewerts response: we have a new email now for them.

## New Business:

Renshaw trash cans – Benay – problem solved by putting a copy of the covenants in their mailbox with the trash can paragraph highlighted.

Benay moved, Randy seconded we adjourn at 7:12 pm; motion carried.

# River Bend West Community Association



MINUTES for annual meeting 5-1-24 at Limestone Library

Presiding: Tim Hauert, President

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

Homeowners: Jim Gall

Public Comments: None

Minutes of 4-3-24 approval: Benay moved we approve the minutes as corrected. Randy seconded; motion carried.

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

## Old Business:

Entry sign color numbers: The paint Restoration Works used on our entrance sign was Emerald Rain Refresh Exterior water-based paint in these colors: SW 9049 Skyfall; SW7520 Dark Brown; SW6224 Mountain Air; SW 6446 Arugula; SW7592 Crabby Apple.

Metallic Gold was from Crescent Bronze company (not SW) "French Rich Gold." The clear coat was water-based SW Acrolon 100.

Benay contacted Restoration Works to ask if they could add a white panel on the south side of the sign, completing the box illusion. They quoted \$120. Benay moved we pay them to do that. Randy seconded, motion carried, Tim dissented. Benay will get a quote that promises the \$120 is all they will charge us.

Benay contacted Mike Whalen, who restored the Limestone Meadows wooden signs. He will look at our remaining two signs and ask around to see who could do them. The signs are in bad shape. The top panel is missing from the one at Denault's house, as well as the top piece of the frame, and Patti doesn't know where it went.

The landscaping around those signs is overgrown and in bad shape. We got complaints in response to the last email Christy sent. Dawn Tutt reiterated her offer to clean them up. Jackson Joiner is only going to spray for weeds, not pull them out. Christy moved we accept Dawn's volunteer offer. Benay seconded, motion carried. Christy will respond to the complainers saying we're working on the other two signs. We did not commit to doing one sign per year for the next two years.

Overdue dues; Randy announced that all dues have been paid. Chris and Alison Holm have not paid the \$25 late fee. We decided that the \$1/day does not apply to the unpaid late fee. Glen and Tara Rewerts 2240 Fox Run Drive, said they didn't get the email. We have two onu.edu emails for them. Christy will write them a paper letter asking what email they'd like us to use.

## New Business:

Budget review – restore savings: Christy moved we move \$5K back to savings, to pay ourselves back for borrowing it for the entrance sign expense. Colleen seconded; motion carried.

Garage Sale June 6-7-8: Benay will run the ads, Tim will hang the sign.

Jaxson Joiner now understands that he must mow our river lot right to the edge of the neighbor's fence. He noticed a branch down, and submitted three bids to do extra work on the river lot. Randy moved we pay Jaxson Joiner \$950 to cut down the island of weeds that developed over the years, so he can mow over it, and haul away the downed branch, and mow into the sumac as far as possible, increasing the area that we mow. Colleen seconded, motion carried.

Benay moved we adjourn at 7:20. Christy seconded, motion carried.

Respectfully submitted,

Christy Strole

# River Bend West Community Association



MINUTES for annual meeting 4-3-24 at Limestone Library

Presiding: Tim Hauert, President

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

Homeowners: None

Public Comments: NOne

Minutes of 3-6-24 approval: - Randy moved we approve the minutes. Jeff seconded, motion carried.

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

## Old Business:

Entry sign: Restoration Works asked for an extra \$1500. Board members were contacted via email and four voted to pay her. Randy wrote her and said we would pay under certain conditions: she agreed to the conditions. We have paid her an extra \$750 and are waiting for good enough weather now for her to put the sign up, after which we'll give her the other \$750. Tim went to Sherwin Williams and determined that the paint for the sign cost about \$1600. The metallic gold paint cost \$75 more per gallon than the regular paint, and we got one gallon.

Easter Egg Hunt March 23 (Colleen & Claudia) It cost \$118 and about 35 kids participated. They each got about 25 eggs and returned the plastic egg shells so we can use them next year! This neighborhood has great kids!

Overdue dues: Eleven homeowners did not pay on time and received overdue notices on April 2<sup>nd</sup> telling them they owed \$25 for a late fee plus a dollar a day until it is paid in full, up to \$250. Some paid \$150 in response to this. Two of the eleven agreed to pay \$175. Some asked forgiveness because they forgot. We decided that the board does not have the authority to waive the late fee. If we waive it for one, we have to waive it for all in the future and we lose the power of the fee as an incentive to pay on time. Christy will email all who have not paid the late fee asking them to pay it.

## New Business:

Let's have a movie for the kids in the park Friday August 9<sup>th</sup>, or Saturday August 10<sup>th</sup> if weather prevents us from the 9<sup>th</sup>. Tim will check with his church to see if we can borrow their screen and speakers. We will ask Cassie Haas if we can use her electricity again. Christy would like to buy thank-you notes to send to homeowners like Wendy Clodi who let Grossbusters use her water to clean the sign, and Cassie Haase for potentially letting us use her power at the park.

Meeting adjourned at 7:25 pm.

Respectfully submitted,

Christy Strole, Secretary



# River Bend West Community Association



MINUTES for regular meeting 3-6-24 at Limestone Library

Presiding: Tim Hauert, President

Called to order 6:33 all present

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

Homeowners: None

Public Comments: None

Minutes of 2-7-24 approval: Benay moved we approve the minutes. Colleen seconded; motion carried.

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

## Old Business:

Entry signs: Restoration Works (Benay) Gail of Restoration Works wrote us to say that the sign is completed but cost overruns were significant. We paid her up front, and she wrote "Paid in Full" on the receipt, so we're under no legal obligation to pay her more money. We chose her company because of the bid and as good stewards of community funds we can't be generous. Christy will find out how soon we ask Gail to put the sign back up. Benay will email her and ask her to revise her bid on the two remaining signs.

Let's pressure wash the brick: Benay moved, Colleen seconded that we pay Grossbusters to chemically clean the brick around the entrance sign at Route 113. Motion carried.

Bids for mowing: Bids from Jaxson Joiner and Craig DuFrain were opened. Jaxson Joiner's bid is significantly lower. He appears to be a Herscher High School Student, therefore not old enough to enter into a legally binding contract, but we'll hire him and if it doesn't work out, we'll ask Craig DuFrain to mow for us. Jeff moved, Benay seconded that we hire Jaxson Joiner for this year's mowing. Randy will call Jaxson and get the certificate of insurance. Christy will email Dufrain and cc Tim saying he did not win the contract.

Bids for landscaping overhaul of main entrance (Christy) Art's bid \$897 to clean up the gravel, Tholens drew up a suggested landscape plan with no bid. We can't afford either right now.

Neighbor storing stuff on our river lot: Could surveyor do one border? (Tim) Tim talked to a surveyor. His church paid \$800 to have the surveyor mark one side of the property. We can't afford that either right now. Joia Gonzalez has moved stuff off our property for the most part. Whether half her driveway is on our land remains an open question that we can't afford to answer.

## New Business:

Easter Egg Hunt March 23 (Colleen) Colleen will buy the stuff and fill the eggs and deliver them to Claudia. Claudia will "hide" the eggs at the park and let the little kids (Bonfield School) go a minute and a half before the big (Limestone School) kids.

Garage Sale Date: June 6-7-8, 2024.

Late Fees: There was discussion regarding our late fee structure. The rule has been that on April 1<sup>st</sup> if dues aren't paid, a \$25 late fee is assessed. Then \$1 per day is charged every day starting April 2 up to a total of \$250.

We talked about letting people pay \$25 April 2<sup>nd</sup> and starting the \$1 a day penalty on May 1 instead of April 2. But once their check was late on April 2, this would leave them with no incentive to pay earlier than May 1<sup>st</sup>. So we decided to leave it the way it is. About half our homeowners have paid their dues so far. Tuesday, Randy will send Christy a list of those who have not paid and Christy will remind them. If they don't pay by the last week of March, Christy will remind them again. On April 2<sup>nd</sup>, Christy will contact anyone whose dues are overdue.

Fence Approval: Kraig Osberg submitted plans to fence in his back yard with a standard 4' white vinyl fence. Colleen moved, Claudia seconded that we approve his fence plan. Motion carried.

Benay moved, Jeff seconded we adjourn, motion carried.

Respectfully submitted,  
Christy Strole

# River Bend West Community Association



MINUTES for annual meeting 2-7-24 at Limestone Library

Presiding: Tim Hauert, President

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

Homeowners: none

Public Comments:

Minutes of 2-7-24 approval: Randy moved we approve the minutes. Jeff seconded, motion carried. There were no minutes in January because we didn't have a quorum.

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

## Old Business:

Election: 4 board members were elected by email ballot. Christy moved that all officers retain their positions. Jeff seconded, motion carried.

Entry signs: Restoration Works is working on our sign for the main entry way.

1. Shall we pressure wash the brick? Christy will get two bids on power washing the bricks, from Grossbuster's and PAC-PRO Power Washing. If it's too much she'll just go down there with her little pressure washer and ask Wendi Clodi for hose access.
2. The signs have weeds on top of the river rock, and edger bricks have moved out of place. Should we spend money to clean out the rock? Maybe we could afford one sign per year for three years. It makes sense to clean up the rocks by whatever sign we rehab that year. Christy will get bids on cleaning up the river rock on the main entrance, from Micky's and Art's.
3. Micki Ryan offered to maintain the landscaping for the sign in her yard, if she didn't have to pay dues. We can't comp the dues but she could submit a proposal to do it for \$150 for the year. Dawn Tutt offered her services as a volunteer, now that she's retired. Maybe we should make up an RFP for landscaping maintenance for the signs? We'll decide that next month. For now, we'll add it back into the mowing bid. Randy will put the RFP on the website and tell Dufrain it's there.

Tree is down on river lot: Randy tried to haul it and it's too heavy. Claudia's husband has fun saws, he'll go see if he can take care of it.

Neighbor storing stuff on our river lot: They moved most of their stuff. Today, a lawnmower tractor and paddleboat on our side of the line, so they don't know where the line is, and neither do we. Tim will talk to Johnathan a surveyor he knows to see if he could just mark the border between the two lots, not do a whole survey.

Recycling rules: Christy will call the two companies and get the scoop on recycling.

## New Business:

Easter Egg Hunt March 23 (Colleen)

Jeff moved, Randy seconded we adjourn at 7:10 motion carried.

# River Bend West Community Association



NOTES for regular meeting 1-3-24 at Limestone Library

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President, Christy Strole; Secretary, Colleen Wepprecht NO QUORUM

## Old Business:

Entry signs: Benay contacted Gail at Restoration Works but we don't have a bid yet. Dawn Tutt, who lives next to Christy, offered her services if we need someone to paint the sign. (Note: She also offered to do maintenance of the landscaping.)

Bids for mowing: Jerome Warner did not supply the contact information for the person who wanted to bid. We will put the RFP on the website and direct homeowners to it in the next email. Christy will email Clean Cut and Dufrain to direct them to the website.

Neighbor storing stuff on our river lot: Kellie Winteroth did not share the survey with us when asked. Kellie Baranowski saw it and says the property line runs along the west side of their fence in the back yard. Christy will send a letter certified mail, return receipt requested, telling the current resident to get their property off our lawn. She will enclose a printout of the k3gis.com map to Joia Gonzalez. (Note: Monty Parks is now listed as the homeowner on the county website so Christy sent it to him.)

Angela and Francis Buckley won the decorating contest. Colleen presented a nice gift basket.

## New Business:

Benay, Randy, Claudia and Colleen are up for re-election next month. Christy will create a ballot and send it with the next invitation.

# River Bend West Community Association



MINUTES for annual meeting 1-4-23 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 11-2-22 approval: Benay 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.

Budget for 2023: Randy explained the difference between what we budgeted and what we actually spent. We came out \$2000 ahead at the end of the year! Christy moved we approve the budget for 2023, Jeff seconded: motion carried. Christy moved we move \$2000 from checking to savings, Benay seconded; motion carried. Christy moved we put \$3000 of our savings into a CD. Jeff seconded, motion carried. Randy will contact our bank to buy CDs.

Public Comments: None

## Old Business;

Claudia reported that five households donated food to the Salvation Army. They came to our houses to collect the food off our porches and they said it was appreciated. Maybe next time more people will donate because they'll be aware of it earlier and will already have done it. Thanks, Claudia, for organizing a generous thing.

Park District should Mow the Park: Tim talked to Scott Styck. He said before we had a park, Burns was on the HOA board. We said we'd mow if they'd put the equipment in and maintain it. It was not written anywhere. Now we're paying \$1419 a year to mow the park and we wonder if they could take over that responsibility. Scott will ask the Park District if they will take over mowing the park.

Modular Home: Chris James says he will sell the lot since he can't build a modular home under our current rules. Christy will start a file of things to consider when we next rewrite the covenants, specifying that modular homes are an exception to the covenant that prevents us from moving any structure off a truck onto a lot.

## New Business:

1. Next month is our annual meeting, and three of us are up for re-election: Tim Hauert, Jeff Souligne, and Christy Strole. Tim and Jeff agree to continue to serve on the board. Christy

wondered if anyone else wants to be on the board. She will email everyone and ask for volunteers next week. Then a ballot will go out with the invitation to the annual meeting.

2. Kelly Baranowski, local realtor, emailed to say a person is considering buying the lot east of our river lot and wonders if we'd be willing to sell 55 feet of road frontage (about an eighth of an acre) of our river lot adjacent to that property. Tim talked to the person who owned it before the current residents. She did mow her own lot and some of ours, but just so that the mowing was done at the same time. We never stopped sending our guy to mow. So she doesn't have a claim to it based on maintaining it. She has paperwork from FEMA about the flood plain rules. Tim will ask her for it.

Initial opposition to this idea: (a) once we sell it, we can't get it back. (B) We don't know what they will build on it. (C) If we sell it and use the money to improve our river lot, with a pavilion or gazebo or parking area, our property taxes will go up. (D) It's in a flood plain so we may be limited to what we can build on it and may have to pay for flood insurance. Others countered with: (a) it's land we're currently not using but are paying to maintain. (B) The prospective owner wants to put up a swing for grandchildren and maybe a shed for Christmas decorations. (C) If we sell it, our property taxes and mowing costs will decrease. (D) It may be in a flood plain, but we know it's allowable to improve those lots because there's a house next door. Colleen says a flood plain is not a line in the sand, it's an elevation. We'd only need flood insurance if we had a mortgage, because insurance is required by the bank, not the county.

We realize we don't know enough to make a decision. Here's what we need to know:

1. Does the board have the authority to sell common property? A quick Google search indicates an HOA can sell common property and distribute the proceeds to the homeowners. Would the homeowners have to vote on that at our February annual meeting? A quick check of our bylaws found no explicit authority to sell property, so we'll have to look at applicable Illinois HOA statute and rules. Christy will research.
2. How much is a quarter of an acre of riverfront property worth? If we sold the property, we would have to pay income taxes on the proceeds. Christy will research.
3. Could the board decide to sell the property and use the proceeds to improve the rest of the river lot? If we did that, would our property insurance go up? Christy will research.
4. What stipulations does the flood plain impose on us? Benay will research.

Christy will tell Kelly Baranowski we cannot decide whether or not to sell the lot with the limited information we have presently. We will research this and discuss this again at February's meeting.

3. Randy Collins, lot 61, talked to Tim about his slow-draining aeration septic field. He has a buried pipe running from his septic tank through our detention pond. It joins in a Y with the neighbors aeration septic system. It's draining slowly. His lot may have failed a percolation test and need an aeration system, but the drainage is slow even so. He might trench out the corrugated pipe and replace it with pvc. The pipes are filling up with roots. He can dig the line up and do it right, or Putin a gravel pit, 10' x 10' x 2' deep. We think none of this is our problem. He'll talk to an expert tomorrow and will get back to Tim.

Benay moved we adjourn and Randy seconded. Meeting adjourned at 7:35 pm. Respectfully Submitted,

Christy Strole  
RBWCA Secretary

# River Bend West Community Association



MINUTES for regular meeting 2-1-23 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:

Minutes of 1-4-23 approval: Randy moved we approve the minutes. Benay seconded, motion approved

Treasurer's report approval: Christy moved we approve the treasurer's report. Jeff seconded, motion carried. Randy presented a corrected budget. From now on we'll pay the insurance in one lump sum. For this year we paid part last year and part this year. Randy changed the format to designate which line item from the budget applies to each item we pay. He also looked into investments for our savings. At our bank, a one year CD would be .25%. He looked at Capital One, Markus and one other bank for online CDs. Capital One would require an out of state trip to set up a business bank, since they have no Illinois branches. So we'll leave the money in savings, since the potential interest wouldn't justify the expense of a trip.

Public Comments: No homeowners attended.

Election of Board Members: Tim Hauert, Jeff Souligne, Christy Strole were elected via email.

Closed session: Benay moves that the officers retain their positions. Colleen seconded: motion carried.

## Old Business:

River Lot Sale: The offer to purchase part of our river lot has been withdrawn.

Park district should mow the park: Tim talked to Scott Styck and there is no written policy about that HOA taking on the responsibility to mow the park. Burns was president and made a verbal deal. We will send the park district a letter asking them to take over mowing the park.. Our property taxes pay for park maintenance. Christy will draft a letter and show it to all board members for approval.

## New Business:

Lot 61's septic tank pipe goes across the detention pond. The owner took care of it for \$1400. He'd like the HOA to pay. Jeff moves, Randy seconds that we don't pay for Collins' septic. Our bylaws specify that the board cannot spend money to benefit an individual homeowner.

Benay talked about how dark it is turning south from River Bend Drive onto Pipeline Road. The sign is dark because the lights are solar and the tree keeps the sun off the panels. Randy said we could mount a solar panel on a pole by the road and run low voltage wire underground to the River Bend sign. We have some money in savings that we could use for that. We need a long term plan if we want to pay for improvements at the river lot or better lighting for our signs.

Whenever a lot is up for sale, the title company calls Christy to get a letter stating that they don't owe money. Some subdivisions charge for the letters. The charge is capped at \$300 per Randy. Christy said there are different

rules for big subdivisions and small ones, and we count as one of the small ones so maybe we can't charge. We don't have a management company like some subdivisions. Christy will look at Randy's sources and will send Randy hers.

Benay moved, Colleen seconded we adjourn at 7:10.



# River Bend West Community Association



MINUTES for regular meeting 3/1/23 at Limestone Library

Presiding: Tim Hauert, President.

Attending: Jeff Souligne, Colleen Wepprecht, Randy Mann Treasurer

Homeowners: Jim & Angie Muhlstadt

Minutes of 2/1/23 approval: Jeff moved we approve the minutes. Randy seconded, motion approved.

Treasure's report approval: Colleen moved we approve the minutes. Jeff seconded, motion approved.

Public comments: Jim & Angie M. are wanted to build a 20 X 20 shed on their back property. Copies of the building plans were distributed to board members. Randy will scan the plans and email to the board members not in attendance today. The board will vote for approval at next meeting 4/5/23.

## Old Business:

Park district should mow the park: The board members in attendance made corrections/adjustment to letter that will be sent to the Limestone Park District. Randy moves to approve letter, Colleen seconded, motion approved. New letter will be sent to Christy to forward to PD.

Move some funds from Savings into a CD: at this time, we are not moving money to a CD as return on investment is very low.

## New Business:

Any regulation that prohibits being on 2 HOA boards? Randy has other property in IL and has been considering joining their HOA as well. We know of no rules that would restrict a board member from being in multiple HOA boards.

We did not discuss the Annual Easter Egg hunt in person. Email was sent one week later, by Tim to all board members. Colleen will spearhead the hunt and date will be Saturday, April 1<sup>st</sup> at 10am.

Randy moved to adjourn, Jeff seconded; we adjourned the meeting at 7:05.

# River Bend West Community Association



MINUTES for regular meeting 4-5-23 at Limestone Library

Presiding: Tim Hauert, President

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

Homeowners: None

**Minutes** of 3-1-23 approval: Christy 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:

Park district should **mow the park**: We sent a letter, Scott Styck took it to the park district board meeting, and we have had no response. We will assume the park district will mow the park. Craig Dufrain has been informed by Randy.

Putting our **savings in a higher yield account**: we could get a rate guaranteed for 6 months, but since we have so little money it's not worth setting up a new account. We'll just keep our savings in Herscher Bank.

How did the **Easter Egg hunt** go? About 20 kids scooped up 520 eggs in 8 minutes. A good time was had.

**Overdue dues**; Five homeowners missed the deadline. Christy will send letters informing them of the penalty.

## New Business:

**Community Garage Sale**: Colleen moves the sale be held June 8-9-10. Benay seconded; motion carried.

Discuss migrating our old **website** to a new one: benefits, cost, choose a name: Our free BlogSpot website is outdated and the links crash because BlogSpot wants us to upgrade to a paid website. Randy proposed we pay for a website and showed us a hard copy of the landing page of a website he knows. Christy moved, Benay seconded that we spend the \$100 for the first four years, plus the cost of the domain name RBWCA.org. Motion carried. Christy will send six years of paper copies of treasurer's reports and dues to Randy who will scan and post them. Maybe later we'll create a database so the previous documents would be searchable. For now, let's just get a website that works.

**Jim Muhlstadt's shed**: Christy moved; Benay seconded that we approve Jim Muhlstadt's shed as presented to us. Motion carried. Christy will send him an official approval.

**Entry signs** need to be repainted again, signs are in disrepair: The birch trees drop bark and branches. We currently pay Dufrain \$250 to weed and clean up the signs twice a year but that is not enough. We have had a complaint. Brush piles build up on the river rock, which is worn away in places. We could pay Dufrain on a monthly basis for upkeep of the signs. Those overgrown birches will continue making a mess for years to come, so maybe we should remove the 30-year old birch trees and plant something less messy. Randy will get a quote on tearing down the trees. Christy will consult Rich Faber regarding an alternative to the birches. Maybe we don't need trees behind the signs at all? Tim will ask Sally of Fast Signs what it would cost to rebuild the signs, since they are 30 years old and at least one of them is structurally compromised, the top board being unsupported. Christy misses the gold leaf lettering that we had until the last time we repainted the signs. (Afterthought: someone recently made similar signs for the south cut; we could investigate their vendor.)

Benay moved, Jeff seconded we adjourn at 7:40.

Respectfully submitted,

Christy Strole, Secretary

# River Bend West Community Association



MINUTES for regular meeting 5-3-23 at Limestone Library

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Jeff Soulligne, Christy Strole; Secretary

Homeowners: None

Minutes of 4-5-23 approval: Benay moved we approve the minutes. Jeff seconded; motion carried.

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

Public Comments: None

## Old Business:

Overdue dues: All dues have been paid. Shemps accidentally paid twice, Randy will refund the overage.

Entry signs: Rich Faber consulted, suggesting we trim the birches and take out the evergreens, which are misshapen. The rocks need to be redone. Benay has a birch of her own, which she is taking out because it drops a lot of sticks. Tim called Serv-pro, who looked at the signs and confirmed that they are disintegrating. Randy called someone for a quote to remove the trees, the same guy who cut down the trees on our river lot, but he did not get an answer. Tim can get a quote from Fast Signs. Do we own the land on which the entrance signs sit? The K3 Mapper app shows a line separating the lot from the easement. Tim will talk to the county to see if we can take out those trees, and what responsibility we have to the lot owners. Christy will talk to her tree guy to see what it would cost to take out all the trees, and to Art's Landscaping to see what it would cost to fix up the river rock and edging rocks. Meanwhile, Christy moved we pay Craig DuFrain \$20 per sign per month for three months to clean up the sticks. This passed via email vote after the meeting. Christy will ask Larry Hinton if he knows who made the signs for the south cut.

Website progress: Christy gratefully gave paper copies of minutes and treasurer's reports to Randy for the new website. Christy has been webmaster 12 and a half years so she's glad to have this job off her plate.

Septic runoff flows through our detention pond: Lots 61 and 62 have aeration septic systems, the clean water runoff of which flows through a black corrugated tile that runs through our detention pond. This tile was installed years ago without board permission. A willow is sending its roots to clog the tile. The homeowner asked Tim if the subdivision would fund the work to clear the tile. If asked again, Tim will suggest the homeowners install the proper receptacle for the runoff on his own property and stop using the tile.

## New Business:

Benay will run ads for the community garage sale June 8, 9 and 10, 2023

7:17 Christy moved we adjourn, Jeff seconded, motion carried.

moved,                      seconded we adjourn at

# River Bend West Community Association



MINUTES for regular meeting 6-7-23 at Limestone Library

Presiding: Tim Hauert, President

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

Homeowners: Mike Scanlon, Don Konemann, James Gall, Cliff and Kathy Buchmeier

Minutes of 5-3-23 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:

Mike Scanlon lives in front of one of our detention ponds. Our landscaper can't mow it because of debris. Mike will get rid of the brush pile. He suggests we landscape the tree line and fence row so that it looks better.

Don Konemann piles and burns brush in the detention pond behind his house. While only leaf burning is permitted by the county ordinance, he does it in such a way that has garnered no complaints.

Cliff and Kathy Buchmeier wanted to hear what we had to say about golf carts. There have been injuries and property damage from kids driving golf carts. A licensed driver has to be on the golf cart when it is being driven on the road. This is not in our covenants, it's in the county ordinances. If anyone sees kids driving a golf cart, they should call the sheriff. Christy will send out an email to homeowners encouraging them to call the sheriff if they see a golf cart with no licensed driver.

Old Business:

Entry signs: Randy and Christy re bids to remove trees: Art's Landscaping did not submit a bid. We'll try to get bids from Quality Tree Care & Landscaping, Dave's Tree Services and Christian Carmona. Tim got a bid from Fast Signs for \$26,000, which exceeds our budget. Jim Gall suggested we ask the high school if their art and/or shop kids could make signs for us. Christy will contact the high school.

Christy re Larry Hinton name of sign maker who did the south cut's sign: They're out of business, he suggests we use Fast Signs.

Tim re county: Who owns the land under our entrance signs? Can we legally fix up the sign? What rights do homeowners have? The maps for the county show that the part of the yard where entrance signs sit are not part of the homeowner's property, but they're vague. He suggested we get a surveyor to mark exactly where the property line is, or ask the homeowner how they feel about us cutting down trees and renovating the sign.

Website progress: Randy has been otherwise engaged, but it will probably only take him a day. Ask again next month. He has everything he needs to do it.

Garage sale: Benay put ads in the paper and digital Daily Journal today and Saturday. She didn't get a response from the County Herald. The community garage sales are this weekend. Tim will hang the sign tomorrow.

New Business:

Prohibition on Burning: Christy will compose an email to homeowners reviewing the county ordinance and asking them to be courteous.

Stanfa's Honeysuckle: An Edgewater homeowner had property damage from kids on a golf cart. Christy will email him to say call the sheriff, and will email our homeowners about golf cart rules.

Complaint about speeders on River Bend Drive: Tim suggested speed bumps. Not the 3' ones but maybe 2"? But the county says speed bumps rip up their snowplows. Could we borrow a portable speed sign that shows people how fast they're going? Or put flags on our speed limit signs as a visual reminder? Tim will call the township.

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

# River Bend West Community Association



MINUTES for regular meeting 7-5-23 at Limestone Library

Presiding: Tim Hauert, President

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

Homeowners:

Minutes of 6-7-23 approval: Benay moved we approve the minutes. 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:

Entry signs: Jane Burke, retired art teacher at HHS and homeowner, told Christy to email Dr. Decman (superintendent of Herscher schools) and Brad Elliott (high school principal). She got no response. Quality Tree Care bid \$1100 for the entrance on River Bend Drive and \$1500 for the Stone Ridge entrance to remove three trees. It would be \$325 to take down the tree on the Valley View entrance, but we don't want to do that. JULIE would be involved as grinding the stump would have to avoid the electrical wires buried there. Christy will invite Mickie Ryan and Patti Denault to our next meeting to talk about what they think we should do.

Tim re county on speed limit signs: No progress on speed bumps, because they wreck snowplows. Tim messaged the township and got no response. Maybe we could get temporary ones, like Randy has at his work? He'll ask about them.

Detention pond brush piles are still there: We'll wait another month and see if they are cleaned up.

Website progress: None yet.

## New Business:

Lot 35 was not mowing their easement and tall weeds grew around the stop sign. Should we have our guy mow the easement? It's the homeowners' responsibility to mow to the road. It has since been mown.

Lot 40 doesn't have landscaping yet: The covenants say they have to have grass within a year. The next sentence says they have to plant three 1.5" hardwoods. We will assume the trees have to be planted within a year. Christy will email Zach Tutt if it has been a year since he moved in with a short gentle reminder that he needs to plant trees.

Lot 111 complains that a neighbor's playing loud music outside, and that some dogs are outside in this heat and she doesn't know if they have water or not. Since neither of these things are within our purview, Christy will email her to say she should call the county sheriff with complaints like this.



Should we raise dues? Our signs need repair and we can't afford to replace them. The board has the authority to raise dues without homeowner vote, so we should figure out how much we need to replace the signs and the lights on them, and see how much we would have to raise dues to pay for the upkeep. Maybe we raise dues every year for a few years? It might take several years to be able to afford to replace them. The first step is to figure out how much money we need.

Randy suggests he propose a budget in October and have it approved in November, so his budget covers the fiscal year. We have been getting the budget approved in February, which has caused some problems since money is expended before budget approval. No one had an objection to this change.

Christy will no longer bring paper copies of minutes and agendas to the board meetings. Randy will no longer bring paper copies of the treasurer's reports. These things will be emailed ahead of the meeting. Board members can bring a device to read along, or print their own copies. Christy has not charged the association for paper or ink, because she doesn't know how to figure that out, and besides, we're all fabulously wealthy. But the world is going paperless and we might as well, too. Minutes and Treasurer's reports will be posted on the new website.

Benay moved, Jeff seconded we adjourn at 7:25.

Respectfully submitted,

Christy Strole  
Secretary

# River Bend West Community Association



MINUTES for regular meeting 8-2-23 at Limestone Library

Presiding: Tim Hauert, President

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

Homeowners: Micki Ryan

Minutes of 7-5-23 approval: Randy moved we approve the minutes. Benay seconded. Motion carried.

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

Public Comments: Micki Ryan has one of our entrance signs in her front yard. She would prefer we not cut down the trees, but would like us to trim them and clean up the landscaping. We don't have a bid yet for trimming the birches or for refreshing the landscaping. Randy will ask Quality Tree Care for a bid for trimming those birches. Pattie Denault owns the other lot that has an entrance sign with trees. She doesn't care if we cut her trees down. Last week's EF0 tornado knocked some branches loose from the birch trees on her lot and she'd feel safer if the trees were cut down. Benay moved that we take down Pattie's trees for \$1500 by Quality Tree Care. Colleen seconded: motion carried. Benay moved we ask Quality Tree Care to bid on the trimming of the trees in Mickie's yard. Randy seconded; motion carried. The tree on the entrance off 113 does not need to be taken out. Benay will do some maintenance on that sign.

## Old Business:

Detention pond brush piles now just bricks and junk. Mike Scanlon said he would get rid of the brush and he did. He told Randy that he'll have the landscaping bricks and the junk pile cleaned up soon.

Speed bumps: Tim talked to Dusty Redmond about temporary speed signs, and Dusty will check on that. Dusty will also talk to the county about the possibility of temporary speed bumps. Tim suggested we would pay for the bumps if the county would do the installation. That way the county could make sure they were taken up before they threaten the snowplows.

Rip Rap: The township cannot afford to replace the rip rap but Dusty said they will spray. Jason and Shelly recently weeded and sprayed before the township got to it. Next time it gets bad, Jason and Shelly should talk to Tim who will call Dusty. Dusty also said he has contacted the health department about an aeration septic system in our subdivision that is dumping onto an empty lot instead of a drainage pit. Bob Collins' wife said they have replaced the tiling that takes their aeration system's wastewater through our detention pond toward the river. They should not have anything in our detention pond, but they say it solved the problem by running new flat corrugated tile. And they sold their house and moved.

Website progress: None yet.

Zach Tutt response: He emailed to say he's had scheduling issues with Art's Landscaping but he has plans for trees and landscaping soon. Tim pointed out that he also doesn't have a lamppost. Christy will email him and remind him that that is required as well.

## New Business:

Jerome Warner re detention pond trees from recent storm damage: He emailed twice from out of town. Several of us went to see the damage. We don't see any trees from our detention pond down in his yard. There was some tree damage. Randy checked with the insurance company. We have a \$500 deductible. If we want to file a claim, their adjuster would determine whether the claim was valid. Christy asked Mr. Warner to send pictures of the trees he thinks we're responsible to remove. He has not responded. Jeff researched the issue and found that if a tree from our property falls on someone else's lot, we are not legally responsible for the cleanup.

Danny and Courtney Stelk are not mowing the island on their easement that has the stop sign. Christy will email them to let them know that is their responsibility

Randy moved, Jeff seconded we adjourn at 7:26.

# River Bend West Community Association



MINUTES for regular meeting 9-6-23 at Limestone Library

Presiding: Tim Hauert, President

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

Homeowners: Jim Gall

Minutes of 8-2-23 approval: Randy moved we approve the minutes. Jeff seconded; motion carried.

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

Public Comments: Jim Gall was just here to keep us all honest, he had no comments. We got emails in response to the invitation to this meeting: John Jones suggested we ask Sheriff's deputies to sit in their cars along the long roads in our subdivision on weekend evenings to patrol the people driving too fast. We had two emails in support of and two emails in opposition to speed bumps, and several thanks and compliments from homeowners. Sheryl Scanlon's son in law would like to bid the job for the signs.

## Old Business:

Entry signs: Denault's trees were removed and Ryan's were trimmed for \$1800 in short order. It looks nice. We haven't heard back from the high school about fixing up the signs. Christy will ask Mike Gowler for a bid.

Detention pond brush piles: They are cleaned up, except for our small trees that went down in the storm. Even the bricks are gone. Mike Scanlon said he would clean up the mess and he did. Thanks, Mike.

Website progress: None yet. Randy mentioned that people could log in to vote on a modern interactive website. Currently we have people vote by email.

Speed bumps: Tim contacted Dusty at the county, he's busy but will get back to Tim to let him know if we are allowed to install removable speed bumps. This wouldn't happen until next spring at the earliest. The county could do the installation, to ensure they take them up before their snow plows roll. The school bus exceeds the limit. Christy will contact the transportation director of Herscher school district and ask the bus driver to respect the 25 mph speed limit.

Stelk's weedy island: Problem solved. They are mowing the island now.

State Highway Department re trimming or killing tree: Tim will call Mike, maybe he can get him to take the tree down so we can see traffic approaching when trying to pull out of our subdivision onto Route 113. There have been many accidents there.

## New Business:

Magruder's NuSash addition: Tim talked to Howard Offen, the owner of the NuSash dealership. They are planning to build a three-season room on the back of Magruder's house at 2965 River Bend Drive. (A four-season room is heated and air conditioned, a three season rooms is three walls of windows and a roof on a slab.) It would

not have composite shingles like the rest of their roof and would not have siding, so it will not look like part of the house. Will it be painted to match? The exterior walls and roof will be extruded aluminum. Tim will call Magraders tonight to see if they're in a hurry and to ask for more information. We need to see a picture of what the three-season room will look like from the outside of the house. Our covenants require an elevated drawing. Our covenants do not require that the roof and siding match the house like they do for sheds. That would make sense and we will add that to the list of things to suggest the homeowner's vote on next time we rewrite the covenants. Currently NuSash has only supplied 2 dimensional diagrams of three walls and a slanted flat aluminum roof. Tim got a brochure which shows examples of these structures. If Magraders are in a hurry for approval we can vote by email.

Randy will be in Dubai on business for next month's meeting but will submit the 2024 budget before he leaves. We'll add "Raising dues" to next month's agenda.

Benay moved, Jeff seconded we adjourn at 7:27, motion carried.

Respectfully submitted,

Christy Strole

# River Bend West Community Association



MINUTES for regular meeting 10-4-23 at Limestone Library

Presiding: Tim Hauert, President

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

Homeowners: None

Since we only had three voting members no quorum was declared and we did not approve minutes, budget or treasurer's report. We discussed them.

Public Comments: None

## Old Business:

Entry signs: Mike Gowler bid \$7000 for three signs. He would delete the art and just have the words "River Bend" on the signs. The signs would be smaller. This would make it cheaper. This may be all we can afford. They could be cedar and we'd have to seal them once a year.

Website progress: None: Randy is out of town.

Speed bumps: County hasn't gotten back to Rusty to tell us if we can do this. Christy emailed the bus garage asking them to slow their roll and got no response. Buses still exceed the limit.

State Highway Department re trimming or killing tree: Tim talked to Mike Hasik of IDOT. We can't cut trees from April 1<sup>st</sup> through October 1<sup>st</sup> because of a law protecting pollinators. Tim emailed Courtney Stelk and got no response. The tree may be on state property. Tim will give Mike the go-ahead to cut it down if he doesn't hear from Stelks in 2 weeks.

Magruder's 3-season room: We approved it last month and Christy sent the letter. Theirs is in back of their house, which is not visible from the street. What if someone wanted to put one on a corner lot? If we want to consider denying three-season rooms because we don't like the way they look, we would need the homeowners to vote to add a covenant, which involves legal costs as well as a forum to get homeowner's input. Let's think about this.

## New Business:

Approval of budget: We will wait until next month due to only three voting members being present. Our budget depends on how we handle the expense for the signs. Randy didn't have the Gowler bid when he wrote this budget.

Consider raising dues: Randy submitted a budget showing that if we do a special assessment of \$300 for each homeowner and don't raise our dues, we'll end up at the end of the year with a surplus of \$39.00. We can't afford to replace the signs without settling for much cheaper ones. Our \$6000 of savings was originally our response to a potential lawsuit, where we realized we couldn't afford a lawyer if a suit was filed. None was filed. (Would our insurance cover legal costs?) Even that emergency \$6K is not enough to replace the signs. We could impose a \$300 special assessment to pay for signs, or raise our dues by \$92 per household (total \$167/year) and buy

one new \$10,000 sign every year for three years. Or we could raise the dues by \$75 and get the cheaper signs. Our current income is insufficient for maintenance. There's no chance of a picnic table at the river lot or neighborhood parties at the park. If we doubled the dues to \$150 we would still have to get the cheaper signs because that extra money (\$8175) over three years would still not get us \$26K for the signs. Let's work on this more next time.

Christy Strole, Secretary

# River Bend West Community Association



MINUTES for regular meeting 11-1-23 at Limestone Library

Presiding: Tim Hauert, President

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

Homeowners: None

Minutes of 10-4-23 approval: Colleen moved we approve the minutes. Jeff seconded, motion carried.

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

Public Comments: None

## Old Business:

Entry signs: Mike Gowler's bid is for cutting the top half off out current sign and framing the bottom half on cedar. Tim said nothing would happen until spring, and Gowler did not respond. Benay will look for more bids. Fast Signs bid \$26K for the four signs (two on the 113 entrance facing opposite directions).

Website progress: None

Speed bumps: No response from the county.

State Highway Department re trimming or killing tree: Tim got DOT to say they'll cut the tree down. He emailed Courtney Stelk and got no response.

## New Business:

Approval of budget: Christy moved, Benay seconded that we approve the budget as presented by Randy. Motion carried.

Consider raising dues: Randy explained that without raising dues, we can't cover our regular expenses this year because of the increase of insurance premiums. He shopped for similar coverage and we have the lowest price already. We have liability insurance for the board, and liability and property insurance for the river lot and detention ponds. We have not raised the dues in at least ten years. Comparable dues are much higher in neighboring subdivisions. If we double the dues, we could afford to replace one sign per year for four years. Christy moved we double our dues to \$150 per year starting with 2024. Benay seconded, motion carried. Christy will draft a notice this week and will send it to the board for suggestions. Christy will attempt to avoid going into detail.

Randy moved, Benay bseconded we adjourn at 7:35, motion carried.



# River Bend West Community Association



MINUTES for regular meeting 12-6-23 at Limestone Library

Presiding: Tim Hauert, President

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

Homeowners: Jim Gall

Public Comments: None

Minutes of 11-1-23 approval: Benay moved we approve the minutes. Colleen seconded, motion carried.

Treasurer's report approval: Christy moved we approve the treasurer's report and revised budget. Doubling the dues gives us \$5000 to fix one sign a year, and we'll have \$500 left over if nothing else comes up. Benay seconded; motion carried. No one objected to raising the dues.

## Old Business:

Entry signs: Benay will look for new bids, including Restoration Works.

Website: Randy showed us the new website, RBWCA.org Shall I promote it in next month's email? Yes. Shall I stop mailing cards to people who don't share their email? Also yes. I'll send one final card telling them to go to RBWCA.org to see the schedule of meetings. Thanks Randy, for your excellent work. The charge for the domain name and hosting are now in our budgets.

## New Business:

Benay caught a Fox Run Drive neighbor dumping leaves in the river and confronted them: should we remind people of the rules? This guy has been told before that he can't dump leaves in the river. If we see it happening again, we can send a picture to the Department of Natural Resources, because they are the ones that police that.

Jerome Warner knows a guy who wants to bid on the mowing job. So let's ready a bid sheet like we used to do. Dufrain never string trims in the detention pond. Is that listed on the bid? How about a whiffle ball court in a detention pond? Mr. Warner was not here to present costs or specifics. We see soccer nets in the ponds sometimes. Tim suggested we mow the ponds less often, like they do in the open lots of the subdivision south of us. This could disguise dumping, so let's not let the grass grow long.

Berkshire Hathaway's realtor told Christy that a survey of the property east of our river lot shows that their driveway is 6 feet on our river lot property. Can it be that the owners got a permit to put in a driveway without a survey? It lines up with their garage. Or did they expand their driveway without a permit? We wrote a letter to the previous property owner to object to them parking their RV on our river lot, and they moved the RV. A survey will cost \$800-\$1200 dollars and open a can of worms. Christy will contact the county to see if a copy of every survey is registered with them, so we could see it without paying. If the survey says the neighbor has built on our land, do we demand they move their driveway? Or sell them a strip of the river lot?

Colleen suggested a holiday decoration contest. Christy will send an email tomorrow with a deadline and a \$50 prize basket. Christy moved we approve this plan, Randy seconded: motion carried.

Benay moved, Christy seconded we adjourn at 7:30, motion carried.

# 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:

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 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 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.

# River Bend West Community Association



MINUTES for meeting 1-6-21

Call to Order via Zoom: 6:35

## Present:

Tim Hauert, President, Jeff Souligne, Andrea Cinnamon, Vice President, Jim Muhlstadt, Treasurer, Benay McCue  
Christy Strole, Secretary

Minutes of 11-4-20 approval: Benay moved, Jeff seconded, minutes were approved as read. (There was no December 2020 meeting)

Treasurer's report approval: Christy moved we approve the October, November and December treasurer's reports, Andrea seconded, motion carried.

Public Comments: No other homeowners attended

Closed session: We went into closed session at 6:35, then decided maybe this is not necessary since we're not discussing anything potentially embarrassing, and came out of closed session at 6:40. Do we have to come out of closed session to vote? Maybe our minutes should not even mention the lot number of the homeowners? Christy will look that up.

## Old Business:

Income taxes will need to be done again by April. Christy moved, Benay seconded a motion that Jim do our income taxes on Turbo Tax instead of paying the accountant. Motion carried.

We never did get a new bank account: is it too late? Christy will call Herscher State Bank and see if we can get an appointment for Wednesday the 13<sup>th</sup>.

Does everyone have a lamppost that works now? Tim has not checked at night recently, but he will. We believe everyone has a lamppost; they just might not work. Years ago, we made people put up lampposts on all the houses that were standing at that time. Benay called the county and got us a lamppost on the river lot at the intersection of 113 and Valley View Drive!

Is Dufrein's billing issue solved? Yes: Jim took care of it. There was an overpayment but we're even now.

## New Business:

Election of board members to be held next month at the Annual Meeting in February: Tim, Jeff and Christy have their terms ending in February. Colleen took over for Lisa Meyer, Benay took over for Heather Gill. So Andrea, Jim, Benay and Colleen will be up for reelection in February 2022.

Dues notice to be sent out with invitation to February meeting with a reminder: "Annual dues of \$75 are due by April 1. On April 2, a \$25 late fee will be assessed if dues are not received. An additional \$1/day will be added until the dues are paid in full, up to a maximum of \$250 for 2021 dues." Our covenants specify that the annual dues are due April 1<sup>st</sup>.

We don't have email addresses for Belva Stelk, Al Baker, Kirk Anderson, Jeff & Kathleen Downey, Chris & Allison Holm, Drew & Joclyn Lergner, Kathleen Call, Daniel Graves & Skylar Dionne, and Bob Siawrys. Benay will check on Bob Siawrys but he has had some medical issues. So we'll continue to send postcards to these people each month notifying them of the regular meetings.

Jim spent \$85 on certified postage and stamps, Benay proposed and Christy seconded a motion to pay him. Motion carried. Christy spent \$100.18 on postcards and postcard stamps. Jim proposed and Andrea seconded a motion to pay her. Motion carried.

Let's get bids in March this year: April was too late last year. Our Zoom ended abruptly 40 minutes after it started. We reconvened to finish our discussion.

Adjourn: Benay moved, Christy seconded, motion to adjourn carried

Time: 7:25

Approved: 2-3-21

# River Bend West Community Association



MINUTES for Annual Meeting 2-3-21

Call to Order via Zoom: 6:30

Presiding: Tim Hauert, President.

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

Homeowners: Larry and Mardene Hinton

Minutes of 1-6-1 approval: Jeff moved, Colleen seconded, minutes were approved.

Treasurer's report approval: Benay moved, Christy seconded, treasurer's report was approved.

Public Comments: None

Election of board members: Tim, Jeff and Christy. We have received 21 votes for this slate of board members as of this meeting and we need 28. Christy will send another email asking for votes.

## Old Business:

New bank account: Jim Muhlstadt talked to the bank and set up two electronic forms of payment for dues (Venmo and PayPal). Christy will send a bill out telling people how to pay their dues. She will first send a draft to all board members for approval.

Income taxes can be done on Turbo Tax? Yes, Jim will do them. He also has to have David Jaffe renew our nonprofit status with the IRS.

Can we save up for emergencies as a nonprofit? Jim will ask David about a reserve fund, like a savings account, that we could use for emergencies. If we can, we'll put \$2000 a year into a separate account.

Tim called the library to see if we can resume meeting there, but only the library board is allowed to meet there. So he called the park building, which we used years ago, but they aren't allowing anyone to meet there, even their own board.

## New Business:

Request for Proposal for mowing bids: Larry Hinton says we don't have to get bids. Christy will research the IDFP rules. Maybe we can just keep Dufrain? We'll discuss this next month.

2021 Budget approval: We went through this line by line.

Should we thank someone for the street light on the river lot? Benay hounded the county, maybe it was Glen Kramer. Thank you, Benay!

Request re clarification on golf carts: The requestor wants golf carts to be allowed in our subdivision. Currently our covenants and bylaws do not include golf carts, but the county road

Does everyone have a lamppost that works now? A few still don't work but since the earth is frozen we'll wait until spring to send letters to the homeowners.

Election of officers: Since we don't have enough votes for Christy, Jeff and Tim to be board members, we'll wait to elect officers until next month. Christy will send out another ballot. Jim will leave the board this time next year. No one else volunteered to be treasurer tonight. Let's ask around to see who else might want to join the board or be treasurer so we can have this position covered by next February. Thanks for the heads up, Jim.

Adjourn:

Moved

Seconded

Time:

# River Bend West Community Association



MINUTES for regular annual meeting 3-3-21

Call to Order via Zoom: 6:32

Presiding: Tim Hauert, President.

Attending: Andrea Cinnamon, Vice President, Colleen Wepprecht, Jim Muhlstadt, Treasurer, Benay McCue, Christy Strole, Secretary. No homeowners present.

Minutes of 2-3-21 approval: Benay moved, Andrea seconded, motion carried. Christy will rewrite the sentence "Currently our covenants and bylaws do not include golf carts," so it doesn't end mysteriously.

Treasurer's report approval: Christy moved, Benay seconded that we approve the checking account part of the treasurer's report. Christy moved, Colleen seconded that we approve the savings account. The accounts are on separate pages for today's meeting but in the future can go together to make one report.

## Old Business:

We have more dues now than we did last year at this time. Paying electronically is working well. If people hook their PayPal to their credit card, there's a fee to pay. If they hook their PayPal to their checking account, there is no fee to pay. Venmo has worked well, and some people are still paying with a check.

Savings account: Lawyer David Jaffe says we're not the kind of homeowner's association that is limited in their saving. Jim opened a savings account, adding \$2000 for 2020 and \$2000 for 2021. This money will make interest. In January of 2022 we'll add another \$2000. This money will be used for projects that cost more than we can save in a year, or for unforeseen expenses.

Research on bidding process: We are not a big enough homeowner's association to be required to take bids on contracts. Christy sent an RFP to Dufrain asking for a bid by Feb. 27 and has not heard back. Tim will call Dufrain to see if he wants to continue. The board agrees we don't need a bid from Clean Cut. Jim will talk with Estes, who thinks he can do the whole job of cleaning up the overgrowth along the river, and will report back next month.

Research on golf carts: Tim talked to the secretary at the sheriff's office. She lives in a subdivision that regulates golf carts, ATVs, UTVs, etc. in their covenants. Our covenants don't mention it so we have no authority to regulate them, but we can call the county if we see violations. Benay will do some more research with the county sheriff.

Election of board members, Election of Officers: We have enough votes to be a board now. Christy moved that Tim serve as president, Colleen seconded, motion carried. Christy moved that Andrea be vice president, Benay seconded, motion carried. Christy moved that Jim continue as treasurer, Colleen seconded, motion carried. Benay moved Christy be secretary, Colleen seconded, motion carried.

## New Business:

Approve Buckley's shed: Documents submitted right before the board meeting conform with the requirements of our covenants. Christy moved we approve their plans, Jim seconded, motion carried.

Adjourn: Benay moved we adjourn, Christy seconded, motion carried at 7:35.

Respectfully submitted,

Christy Strole, Secretary

Thanks to Andrea for setting up two Zoom meetings back to back tonight!

Approved via Zoom: \_\_\_\_\_



# River Bend West Community Association



MINUTES for regular annual meeting 4-7-21

Call to Order via Zoom: 6:37

Presiding: Tim Hauert, President.

Attending: Jeff Souligne, Andrea Cinnamon, Vice President, Benay McCue, Christy Strole, Secretary  
Jim Muhlstadt, Treasurer joined us at 6:45.

Homeowners: Angela Buckley

Minutes of 3-3-21 approval: Benay moved, Jeff seconded we approve the minutes. Motion carried.

Treasurer's report approval: Christy moved, Andrea seconded that we approve the treasurer's report. Tim and Benay asked about the \$5 fee. Jim explained that is a transition from Feb. to March and they credited it back to us already, so that is not a recurring monthly fee. Motion carried.

Public Comments: None

## Old Business:

Overdue dues: Six people had not paid by April 1. Since then Kirk Anderson paid, so did Chris Holm. We don't know who bought Bob Burrus's house. Christy will find out who lives there before next month. So we still don't have money from Chad & Nicole Gessner, Josh and Kristi Peters and Jeff and Kirby Vaughn. Christy will email each of them again in ten days.

Shall Dufrain continue mowing? Christy moves we continue his service, Benay seconds: motion carried

Research on golf carts: Benay did extensive research. Illinois State Statute (ILCS 5/12-709) says it's illegal to operate a golf cart, ATV, UTV on the streets. However, municipalities have leeway to police this. Benay talked to Glen Kramer, who thinks they're really dangerous. He almost hit somebody once and it scared a year off his life. There is no county ordinance controlling golf carts, but municipalities have the right to allow them. When Tim Bukowski lived here, he had almost hit someone and he had his guys hand a doorknob hanger reminding homeowners that it's illegal to drive those vehicles in this subdivision. Village of Limestone does have an ordinance, like Manteno and Momence, allowing golf carts with limitations. Owners must be 18 years or older, have proof of insurance, hold a valid drivers' license, they have to have a "slow moving vehicle" emblem, headlights, brake lights and tail lights, they can't have more riders than seatbelts, and can't exceed 25 mph. Limestone Village issues permit decals for \$25. We are not in the Village of Limestone, we're in Limestone Township, so golf carts are illegal in our subdivision and we would have to change our bylaws to make them legal. This would cost money. Christy moved, Benay seconded that we respond to the original inquiry with this information and leave it at that. Motion carried.

Can Estes do the work at the river lot? Yes, they want to meet down there and they need to agree what should be done, O'Connors want to look too. There are still some questions about what work will be done. Jim will handle this next week.

## New Business:

Garage sale will be held the weekend of June 10-11-12<sup>th</sup>, 2021. Wednesday night will be the preview just for neighbors, then we'll open to the public with whatever COVID restrictions are in place at that time, for Thursday, Friday, and Saturday.

Adjourn: Benay moved, Jeff seconded that we adjourn. Motion carried at 7:12 pm.

# River Bend West Community Association



MINUTES for regular meeting 5-5-21

Call to Order via Zoom: 6:32

Presiding: Tim Hauert, President.

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

Minutes of 4-7-21 approval: Benay moved, Jeff seconded. Motion carries.

Treasurer's report approval: Christy moved, Benay seconded, motion carries.

Public Comments: Carol Keller wonders if a modular home is being planned on lot 40. Chris Beard, the builder will call Tim back. If it's a modular home, that's not allowed by our covenants. Tim will talk to Chris, then Christy will talk to Carol.

## Old Business:

Overdue dues: Jeff Vaughn, Chad Gessner. Christy will send them another bill.

Shall Estes or O'Connor do the work at the river lot? We'll go look at it right after this meeting to determine what the work should entail.

Garage Sale dates were set as June 10-11-12. Hours will be 8-4 on Thursday and Friday, 8:00 to 12:- on Saturday, and Wednesday evening you can open for neighbors. Christy will send an email to homeowners.

## New Business:

Michael Powers wants to put in a shed, but some of us didn't get the specifications. He assured us it'll be on a concrete slab. We looked at the plans (at the river lot) and they comply with our covenants. Andrea moved, and Christy seconded we approve his plan on a concrete slab. Motion carried.

We reconvened at the river lot, except Jeff Souligne, Randy Mann and Colleen Wepprecht, to decide on specifications for the bids from Estes and O'Connor. The sumac is tall and obscures the view, as well as a couple of big invasive shrubs. We want the sumac and 3 tall bushes taken out. Tim will get Estes and O'Connor to come see what we want to have done.

Consider barrier fence on river lot to foil dumpers: A large pile of grass clippings is on the river's edge. We discussed fencing in the parking lot, so no vehicle could get to the bare spot on the west end of the lot to dump grass clippings. Tim will talk to the new county road commissioner to see how far the fence would have to be from the road. There are actually two entrances into the river lot off 113, so this might not work anyway. Benay said the Department of Natural Resources prosecutes dumpers. Tim will talk to the new road commissioner, Estes, and O'Connor about the river lot. Next month we'll talk about a DNR report.

Adjourned at the River Lot around 7:30 pm

# River Bend West Community Association



MINUTES for regular meeting 6-2-21 at Limestone Library

Presiding: Tim Hauert, President.

Attending: Andrea Cinnamon, Vice President, Colleen Wepprecht via phone, Jim Muhlstadt, Treasurer, Benay McCue, Christy Strole, Secretary

Homeowners: Randy Mann did not log onto the Zoom

Minutes of 5-5-21 approval: Benay moved, Jim seconded: motion carried.

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

Public Comments: None

## Old Business:

Two outstanding dues: Christy will send reminders. They owe \$163 at this point.

River lot: Clearing the brush: Christy moved we pay Ron O'Connor \$1500 as bid to clear out the brush. Benay seconded, motion carried. Estes will trim the trees so we have a view of the river, after O'Connor clears the ground. We think it has been maybe six years since we last did this. Maybe we should budget to do it every year.

River lot: Stopping the dumper: Tim spoke with the dumper and warned that Dept. of Natural Resources is interested in enforcing their no dumping on the river regulation. Dumper said he'd take it elsewhere, and loaded his trailer and left with a load that did not end up on our river lot. Someone is dumping more than grass clippings now.

Chris Beard's spec house will not be modular or pre-fab, he told Tim. Christy got back to Carol Keller. The house will have a basement and a third bay on the garage.

## New Business:

People are speeding down Ridge View Lane from Love's at the top of the hill down to 113. Tim will send an email reminder to all homeowners to slow down now that school is out.

Andrea is running the ad for the garage sale. Christy will send an email Monday reminding people of the hours and days. Tim will put up the big sign on the entrance.

Christy Moved we adjourn. Jim seconded, motion carried.

Time: 7:11 pm

# River Bend West Community Association



MINUTES for regular meeting 7-7-21 at Limestone Library

Presiding: Tim Hauert, President.

Attending: Jeff Souligne via Zoom, Andrea Cinnamon, Vice President, Colleen Wepprecht via Zoom, Jim Muhlstadt, Treasurer, and Christy Strole, Secretary

Homeowners: Randy Mann

Minutes of 6-2-21 approval: Jim moved, Andrea seconded. Motion carried

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

Public Comments: none.

## Old Business:

One outstanding dues payment: Last month we asked for a copy of their canceled check, which was not received, so another letter was sent 6-8-21. We will send another letter tomorrow.

River lot: Clearing the brush: Larry Hinton sent a nice note, Benay wonders about one tree that's knocked over. Should we have Estes come trim the trees so we can see the river under them? Let's wait until we get a bill from O'Connor for the clearing of the brush and see if we have enough left of our \$2500 budget to pay Estes \$1500 for tree trimming.

River lot: Stopping the dumper seems to have worked.

Garage Sale: Briarcliff's sales were the same day, it was very hot, we had a poor showing.

## New Business:

Kathleen Buchmeier says weeds from park come to her yard. The park district recently treated the park for weeds. They mow the park. Andrea will call them to make sure we know what they do. Christy will email Mrs. Buchmeier.

Radon: Deb Turner heard about radon at a HOA meeting in 2008 and didn't test her house or have it mitigated. Now she has lung cancer, and the tumor that seems to be five years old, so she is having her radon mitigated now. Several other people have had their radon mitigated recently. We'll send out a notice about radon with the invitation to August's meeting.

Adjourn: Christy moved, Andrea seconded. Motion carried.

Time: 7:04 pm

# River Bend West Community Association



MINUTES for regular meeting 8-4-21 at Limestone Library

Presiding: Tim Hauert, President.

Attending: Andrea Cinnamon, Vice President, Colleen Wepprecht, Benay McCue, Christy Strole, Secretary

Homeowners: None in person or via zoom

Minutes of 7-7-21: Benay moved, Colleen seconded we approve minutes. Motion carried.

Treasurer's report: Christy moved we approve, Benay seconded. Motion carried.

Public Comments: There were none. Zumwalts called Christy to ask about radon gas and arranged to be here tonight but did not show. Carol Ringler arranged to Zoom but did not show.

## Old Business:

All dues are paid!

River lot: Christy made a motion that we have Estes trim up the trees at the river lot so we can see the water, with the \$1000 of budget we have left for this purpose. Colleen seconded; motion carried. Tim will talk to Estes. Is there a camper on our river lot? Tim will go look. Colleen mentioned a tree that makes it hard to see when pulling out from our main entrance to go east into town. We'll all look at that before then next meeting. It's on Belva Stelk's property.

## New Business:

Approval of Fence for Dave Clark: Christy made a motion to approve the fence as described in the information Dave sent us. Tim worries that since he's doing it himself, he won't have the guidance of a contractor. Colleen said when she put in a fence at their previous house, the county inspected daily, so it'll be okay. Benay seconded, motion carried.

Clarification: The Park District maintains the park but we pay DuFrain to mow it.

Someone broke into a squad car in the subdivision south of us last night.

Christy made a motion to adjourn. Colleen seconded; motion carried at 6:55.

# River Bend West Community Association



MINUTES for regular meeting 9-1-21 at Limestone Library

Presiding: Tim Hauert, President.

Attending: Jeff Souligne via Zoom, Andrea Cinnamon, Vice President, Colleen Wepprecht via Zoom, Jim Muhlstadt, Treasurer, Christy Strole, Secretary

Homeowners: Randy Mann

Minutes of 8-4-21 approval: Jim moved we approve the minutes. Andrea seconded; motion carried.

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

Public Comments: None but Randy Mann is here to see if he'd like to take over Jim Muhlstadt's position.

## Old Business:

River lot: Estes to trim trees. Estes hasn't gotten back to Tim, he'll call him again. Maybe next time we should get bids for the tree trimming and brush removal. Logan could do the brush removal.

River lot: Is there a camper parked on it? No but the new neighbors to the east of the river lot are using our culvert as their driveway. We could send them a letter asking them not to, but we don't have a survey that shows us where the river lot property line ends. Maybe instead of paying Estes for trees we should pay for a survey? Jim will find out how much it will cost and let us know at the next board meeting.

Tree obstructing view on 113: Tim talked to the Illinois DOT representative, who came and trimmed it, and chopped down the dead tree. Problem solved!

## New Business: None

Adjourn: Christy moved that we adjourn, Colleen seconded, motion carried at 7:07 pm.



# River Bend West Community Association



AGENDA for regular meeting 10-6-21 at Limestone Library called to order at 6:32 pm

Presiding: Tim Hauert, President.

Attending: Jeff Souligne (Zoom), Andrea Cinnamon, Vice President, Colleen Wepprecht, Jim Muhlstadt, Treasurer, Christy Strole, Secretary

Homeowners: Randy Mann

Minutes of 9-1-21 approval: Benay moved we approve the minutes. Chisty seconded; motion carried.

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

## Old Business:

River lot: Estes to trim trees. He called Tim one night and trimmed the next day, so it's done.

River lot: Should we get a survey? Jim Muhlstadt got us a bid from Randall Gann for \$775. This would serve two purposes: being able to tell the homeowners to the east of us where our property line starts, since we don't actually know, and knowing where to tell our landscapers to stop mowing and trimming. It's unlikely that knowing where to stop mowing would save us enough to make the survey pay off, and maybe the homeowner would respond to a polite letter explaining that our river lot is private property, not state or county property, and that since we maintain and are liable for that land we'd prefer he not use our culvert as a driveway. If that did the trick we could save \$775, which Jim says is a fair price and which will be closer to \$1000 if we wait until next year. Christy will write a letter, Tim's wife will keep an eye out to see whether the homeowner keeps driving on our culvert, and we'll decide whether to order the survey at our next meeting.

## New Business:

Christy moved we accept the resignation of Jim Muhlstadt, with regret and gratitude. Colleen seconded, motion carried. Christy moved we elect Randy Mann to fill out Jim's term until February and be our treasurer. Andrea seconded, Randy agreed, motion carried. Welcome aboard, Randy and thanks for all your work and expertise, Jim. Christy will call the bank and arrange to transfer signatures from Jim to Randy.

Hours for Trick or Treat will be the same as those of Limestone Township. Christy will send an email informing homeowners.

One of our six decorative trees on the river lot died. Benay moved that we pay Tholens to replace that tree, somebody seconded and the motion carried. Jim gave Tim a check for Tholens.

Benay mentioned a pothole on Valley View Drive. The township has already said they will fix it. One of our Yield signs is wilting along Pipeline road, Tim will talk to Dusty Redman about that and about the riprap on Jason & Shelly's corner lot. Glen Kramer was working on that problem before Dusty was elected to replace him as township road commissioner.

Adjourn: Christy moved that we adjourn, Colleen seconded, motion carried at 7:13 pm.



# River Bend West Community Association



There was no meeting held in December 2021

# River Bend West Community Association



There was no meeting held in December 2021

# 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 Soulligne, 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 1<sup>st</sup> 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 4<sup>th</sup>, 10:00. Rain date April 11  
Garage Sale Date: June 11<sup>th</sup> and 12<sup>th</sup>, 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 31<sup>st</sup> 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 15<sup>th</sup>, 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 1<sup>st</sup>. 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 31<sup>st</sup>. We meet again June 3<sup>rd</sup>, 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 11<sup>th</sup> and 12<sup>th</sup> 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 15<sup>th</sup>. 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 investigation, 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 15<sup>th</sup>) instead of the original July 15<sup>th</sup> 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 15<sup>th</sup> 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 12<sup>th</sup> 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 big 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 Dufrein, 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 Souligne; 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 31<sup>st</sup> 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 Soulligne, 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

# River Bend West Community Association



MINUTES 1-9-19

Call to Order: 6:35 pm

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

Minutes approval: Andrea moved, Jeff seconded, motion carried.

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

Old Business:

Results of call for nominations: no one volunteered.

Our ballot for the February Annual meeting will include Christy, Tim and Jeff. We'll add "we need 28 votes, so please vote even though there are only three candidates for three positions." Paper ballots will be available at the annual meeting. After that, ballots and dues notices will be emailed together. All homeowners will be invited at least 5 days before the annual meeting via email. We decided to email all homeowners before every meeting as well.

Scott Styck fixed the broken light fixture on the sign at the 113 entrance and did not charge us. Andrea will ask his wife what restaurant he likes and she'll send him a thank you note from the board with a \$25 gift card for that restaurant. Jeff moved, Jim seconded: motion carried.

New Business:

Jim shared the 2018 budget with actual expenses listed and we created the 2019 budget. We had no attorney expense listed. Why hasn't Ann B. billed us for the letter she wrote this summer? Andrea will ask Deb about that, and if we will owe her money, Christy will email her to say the Martin situation has been resolved and ask whether we owe her anything. We need to send out an RFP to get bids on the lawn mowing soon. Christy will look for specifications for this bid to make sure trimming is included, as it was not done this year. We'll send it out next month. We have 109 lots, at \$75 we expect revenue of \$8175 but Cody consolidated two lots, so we expect \$8100.

Jeff moved we adjourn, Christy seconded, motion carried, meeting adjourned at 7:10 pm.

# River Bend West Community Association



## ANNUAL MEETING MINUTES 2-6-19

Board members present: Tim Hauert, Andrea Cinnamon, Jim Muhlstadt, JEFF Soulligne, Heather Gill, Christy Strole

Homeowners Present: Jim Sharper

Meeting was called to order at 6:35, a quorum was present.

Election of Board Members: We have about 15 proxy votes by email, and collected seven new ballots tonight. We don't have the 28-vote minimum, so ballots will be emailed to the homeowners who have not yet voted, along with the dues notice. Five people prefer to have theirs mailed, so we will. Those who have already voted will only get the dues notice. Dues are \$75 and are due by a day in April: Christy will look that up. Our checking account does not allow us to use electronic banking, so checks will be mailed to Jim Muhlstadt.

### Board Meeting Minutes:

Minutes of the meeting of 1-9-19 were reviewed. Christy moved that they be approved. Heather seconded. Motion carried.

Treasurer's report was reviewed. Christy moved that they be approved. Heather seconded. Motion carried.

Election of Officers: Officers cannot be elected until after we get 28 votes for the board members.

### Old Business:

The structure behind Anderson's house is a lean-to for firewood, not a structure so it doesn't violate covenants. The subdivision to the south of us has some covenant violations that no one is enforcing. We have no authority over them.

Andrea sent a gift certificate and thank-you card to Scott Styck, who told Jim to tell us he sincerely appreciated the gesture.

New Business:

Garage Sale Dates: We want to avoid the weekend Briarciff holds theirs, and hold ours on the same date that Limestone Meadows does. Last year we had good traffic Friday but very little on Saturday, the second weekend of June. Limestone Meadows didn't have a group date for their garage sales last year. Heather will ask her friend in Briarciff and we'll decide next month.

Cleanup Day: We'll wait until April to pick a date when we know the weather forecast. Last year Deb and Donnie Turner did it themselves. Jim Sharper suggested we have the mowing contractor clean up for us.

Mowing Bids: Christy will use an old bid form, adding "string trimming" and deleting the park mowing, since the park department does that mowing. We'll ask that bids be submitted a week before the March meeting, so we can open bids and award the contract in March. We'll send it to DuFrain, Clear Cut, and maybe others. Heather has a friend who might want to bid; if he's interested, she'll send Christy the contact information.

Easter Egg Hunt: We want to keep this tradition going. We'll probably have it April 13<sup>th</sup>, which is the Saturday a week before Easter. Andrea can get the stuff.

Tim moved we adjourn at 7:15, Christy seconded, motion carried.

Respectfully submitted,

Christy Strole

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

Signature: \_\_\_\_\_

# River Bend West Community Association



MINUTES 3-6-19

Call to Order 6:35 pm

Present:

Tim Hauert  
Andrea Cinnamon  
Jim Muhlstadt

Lisa Meyer  
Christy Strole  
Jeff Souligne

Minutes for last month's meeting were reviewed and a spelling error corrected. Christy moved we approve the minutes, Lisa seconded, motion carried.

Treasurer's report was reviewed. 43% of homeowners have paid dues already. Lisa moved we approve the treasurer's report, Tim seconded, and the motion carried. Christy will send a reminder email to all homeowners regarding the March 15<sup>th</sup> deadline, and this time she'll tell people to make the check out to River Bend West Homeowners Association.

Old Business:

Results of election: We got more than 30 votes so Tim Hauert, Jeff Souligne and Christy Strole were elected.

Slate of officers: Jim Muhlstadt graciously agreed to serve as treasurer, Tim Hauert as President and Christy Strole as secretary. Christy moved we approve the slate, Jim seconded, and the motion carried.

Mowing bids were reviewed. Dufrain said last year he mowed the park as well as the other lots. We thought the park district mowed the park. Tim will check with the park district. Christy moved we award the bid to Dufrain, Jim seconded, and the motion carried. Christy will notify Dufrain.

New Business:

Garage Sale: Briarcliff usually holds theirs the first weekend of June or the last weekend of May, so we're going for Wednesday June 5<sup>th</sup> for preview night, Thursday and Friday June 6 and 7 for the association garage sale. Andrea will notify the papers, using the same hours we used last year.



Easter Egg Hunt: will be held April 13<sup>th</sup> from 10:am to 11:00 am. Andrea will get the stuff again and fill the eggs. Christy will look up last year's receipts to see what we spent, and announce the date via email to homeowners this month.

Clean Up Day: We'll pick a date based on weather forecasts at our next meeting in April.

Christy moved we adjourn, Lisa seconded and the motion carried. Meeting adjourned at 7:00 pm.

Respectfully submitted,

Christy Strole

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

Signature: \_\_\_\_\_

# River Bend West Community Association



Minutes 4-3-19

Call to Order: 6:31 pm Limestone Library

## Present:

Tim Hauert, President  
Andrea Cinnamon, Vice President  
Jim Muhlstadt, Treasurer  
Christy Strole, Secretary  
Lisa Meyer  
Heather Gill  
Jeff Soulligne

No other homeowners were present.

Treasurer's report was reviewed. 18 homeowners have not paid their dues that were due March 15<sup>th</sup>. They have been billed twice. We'll wait another week, then Jim will send a new list to Christy who will send out paper overdue notices to whomever has not yet paid. Jeff moved we approve the treasurer's report. Andrea seconded: motion carried.

Minutes from last month were reviewed. O'Connor emailed to alter their bid after we decided last meeting to award the contract to Dufrain, but it was too late. Garage sale will be 8-4 pm on June 6 and 7. Christy moved we approve the minutes, Lisa seconded, motion carried.

## Old Business:

Who mows the park? Tim checked with a guy at the park department, who said a deal was made when the park was installed that the park district would maintain the equipment and RBWCA would mow. So Dufrain will mow the park for us.

Easter Egg Hunt: 4-13-19 Last year Deb spent \$50 on the Easter Egg Hunt, which Andrea will spend this year. Heather will preside at the hunt from 10:00 to 10:10 on Saturday April 13<sup>th</sup>. Christy will send an email to all homeowners advertising this event, as well as clean-up day..

Choose date for clean-up day: Clean-up will be April 27<sup>th</sup>, meet at the park at 8:00 am. Jim already cleaned up the 113 entrance where a guy slid on the ice and hit the sign.

## New Business:

Darek Lee Fence Approval: He emailed a picture of the type of fence and a bid from the contractor. Tim called and left a message, Darek hasn't called back. We need a drawing showing where the fence will be located. Christy will email him asking for a hand-drawn representation of the location of the fence, then we will vote via email.

Randy Collins drainage issue: Randy told Tim he didn't learn about the drainage problem in his back yard until he moved in. Two aeration septic systems drain into the same retention pond area, and there's landscape brick and dirt in an L shape on top of the ground where the water should be moving underneath. Randy is committed to doing whatever needs to be done, whether he has to repair, replace or raise the line. Jim researched this when Martin owned the property, and learned that code has changed since this system was installed. If Randy repairs or raises the line, he's grandfathered in to the old code. If he adds a new line, he'll have to comply with the new code, which prevents this kind of installation. Tim will talk to him. He wants to pull bushes out from the west side of his house to install a sidewalk, which Tim approved. Jim suggested Randy send us a drawing of the sidewalk plan.

Tim moved we adjourn at 7:03, Jeff seconded, motion carried.

# River Bend West Community Association



Minutes for meeting 5-1-19

Call to Order: 6:30 pm

## Present:

Tim Hauert, President  
Andrea Cinnamon, Vice President  
Jim Muhlstadt, Treasurer  
Heather Gill  
Jeff Souligne

Minutes approval: Jim moved, Andrea seconded, motion carried.

Treasurer's report approval: Heather moved, Jim seconded, motion carried. Six people have still not paid dues. Christy will send another paper bill, telling them that this is the last notice from our association before the matter is turned over to our attorney.

## Old Business:

Easter Egg Hunt 4-13-19 was successful.

Clean-up Day has been rescheduled to 5/18/19, meet at 8:00 at the park.

Derek Lee Fence: Tim will call him to get a layout. We have the type of fence but need to approve where he's putting it.

Randy Collins drainage: a backhoe was in the driveway, so maybe he's taking care of it.

## New Business:

Garage sale has been changed to June 13<sup>th</sup> and 14<sup>th</sup>, since we now know Briarcliff is holding their sales June 6 & 7. Christy will email the homeowners.

Tim made a motion that we reimburse Andrea \$44.80 for Easter hunt expenses. Jeff seconded, motion carried.

Emmet Zumwalt submitted a design for his shed. Heather moved, Andrea seconded we approve his shed. Motion carried. Tim will document our approval on letterhead for the county so Zumwalt can get his permit.

Jeff moved we adjourn. Heather seconded, motion carried at 6:55 pm.

# River Bend West Community Association



MINUTES 6-5-19

Call to Order: 6:33 pm

## Present:

Tim Hauert, President  
Andrea Cinnamon, Vice President  
Christy Strole, Secretary  
Jeff Soulligne

Public Comments: Dave Rivard asked what he has to do to build a three-season room. Just bring us the contractor's plan for our approval before you apply for a permit.

Minutes approval: Tim moved, Andrea seconded: minutes were approved unanimously.

Treasurer's report approval: Christy moved, Jeff seconded: treasurer's report was approved unanimously.

## Old Business:

Garage Sales June 13 & 14: Christy will send the homeowners an email, post it on River Bend Neighbors email group (which reaches other neighborhoods in our area) and see if we have a facebook page. If we do, she'll post it there. Andrea has contacted the newspapers (Daily Journal and Herscher Pilot) and will submit the receipt at next month's meeting.

Clean-up Day: Tim cleaned up the sign by Benoits but the work needed at the 113 entrance is more than one guy can do in one morning. We decided to ask some guys what it would cost to have the landscaping work done. Tim will ask around and we'll ask for bids next month.

Derek Lee's Fence: He did not tie it in to the neighbors, but butted up against it. Christy moved we approve his fence ex post facto: Jeff seconded and the motion carried.

Betty Jo Baker's mowing: Her yard has recently been mown. Her son says the family will have Clean Cut do the mowing.

All dues paid? Only Holm has not paid. Christy will email Ann Brezinski to see what it will cost to send Holms a letter. We don't want to spend \$100 to get \$75.

## New Business:

Christy bought stamps: so if a board member needs to do a mailing, get stamps from Christy.

Someone's front deck is not approved: Randy Collins has done some work to his property. He fixed the drainage issue in the back yard, which was caused by cracked and crumbling tile, which had to be dug up underneath some landscaping. He put in a sidewalk on the side of his house so he can get to the back yard without going through the house. He didn't build a new front porch, he raised the level of the current front porch. Christy moved, Jeff seconded that we approve his sidewalk ex post facto. Motion carried. Christy moved, Jeff seconded that we approve his improvements to the front porch ex post facto. Motion carried.

Cara Johnston's brush pile: She has a brush pile on the south edge of her yard at 2264 Valley View, between some trees or bushes, which violates Covenant #19. We will ask Ann Brezinski to write her about this.

Jerome Warner, 2326 Sunset Turn, is dumping grass clippings in the retention pond, where we pay Dufrain to mow. We will ask Ann Brezinski to write him about this.

Thomas and Victoria Klamann, 2895 River Bend Drive, leaves his third wheel trailer out for weeks, violating Covenant #20. We will ask Ann Brezinski to write them about this.

Nicole and Steve Dunn, 2256 Ridge View Lane, also need to clean up their yard, which is in violation of Covenant #19. We will ask Ann Brezinski to write them about this.

Welcome Letter: We need to welcome the new owners of lots #12 (fka Strelczyk), 94 (fka Robertson) and 80 (fka Windmiller). Christy will look up the new owners and send them the welcome letter, which asks for their email address and refers them to the link for the covenants.

New stop signs: Some of our stop signs are in sad shape. Christy will call the Road District Garage, 815-939-1636 and ask what the procedure is for getting new signs. She emailed the township and got no response.

Adjourned 7:30 pm

Approved: \_\_\_\_\_ Signed: \_\_\_\_\_

# River Bend West Community Association



MINUTES 7-10-19

Call to Order: 6:33

Present:

Andrea Cinnamon, Vice President  
Christy Strole, Secretary  
Heather Gill  
Jeff Soulligne

Public Comments: The owner of lot 65 appeared, alleging the farmer (Schneider) who owns the field adjacent to Lot 65 has dammed the flow of water out of lot 65 with corrugated metal plating, pilings and backfill so that water does not go into his field. So now water comes down Sunset Lane, into the retention pond, then onto lot 65 and has been standing for weeks. The owner of lot 67 has an aerated septic system and the owner of lot 65 is afraid that the output of that septic dumps onto lot 65. He also reported that our mowing contractor is not string trimming the rock ditch part of the retention pond. He asked our help to resolve his drainage problem. He asked that RBWCA reimburse him to rent a pump, which would probably cost less than \$150, to do a one-time pump of the standing water over the corrugated metal sheet that Schneider allegedly erected. The board did not agree to that. He doesn't want to have to come back next month. He talked to County Code Enforcement, who quoted the statute about no one being allowed to change the flow of water and suggested he come to this board. Andrea will contact the county, and then talk to Ann Brezinski. Christy will email DuFrain and ask about trimming the rock ditch.

Minutes: Christy moved, Jeff seconded, minutes were approved with one typographical error corrected. Since these minutes are searchable on Google, we will use lot numbers instead of homeowner's names to respect privacy.

Treasurer's report was not presented as Jim was not present.

## Old Business:

Garage Sales June 13 & 14 were successful. The first day is always busier than the second. Maybe next year we should only do one day.

New stop signs? Rich Berns referred Christy to the guy at the township responsible for stop signs. He said it was his job to replace stop signs as necessary. We can't purchase one or repaint one, we just have to wait. Andrea asked if a sign was missing at the intersection of Route 114 and River Bend Drive. Christy will check. (There is a stop sign there.)

Ann Brezinski wrote letters re violations:

Lot 13: unpaid dues: They paid!

Lot 95: (debris in yard) She has put her house on the market.

Lot 105: (debris in yard) No response. Lot 105.

Lot 65: (dumping in retention pond) He appeared at tonight's meeting.

Lot 27: (trailer) No response.

Sending these letters cost us \$461.75. Maybe in the future we email homeowners first from the RBWCA email account, signing it from "The RBWCA Board" and if the situation is not resolved within the timeframe we give, then we have Ann send a letter. Let's discuss this again when more people are here.

Welcome new homeowners:

Strelczyks sold lot 12 to Katie & Alan Glidewell, welcome letter sent

Robertsons will sell lot 94 soon: they close July 11, we don't know who.

Windmillers sold lot 80 to Raymond and Claudia Berwanger, welcome letter sent

Bukowskis sold lot 76 to Mark and Londa Tanner: Christy will send a letter

New Business:

The bylaws require us to notify every homeowner of every meeting. Deb Turner said: "If it's a recurring monthly meeting always the first Wednesday you don't have to give notice. I did reminder emails and the signs. I only sent letters to the few without email for the annual meeting and special events. FYI Don Anderson died last week."

We will send an email every month to the group. We could have some postcards printed for the people who don't have email addresses. Christy will buy different stamps for the postcards. The postcards will all be printed to say, "RBWCA Meeting is Wednesday at 6:30 at the library."

Christy bought a roll of stamps: if anyone needs some, see her. She moved that we reimburse her (\$55), Jeff seconded, motion carried. Christy moved we reimburse Andrea for the expenses for the garage sale (about \$40) and approve the bid from DuFrain to clean up the entrance landscaping. Heather seconded, motion carried.

Christy moved we adjourn. Jeff seconded, motion carried. Adjourned 7:10 pm.

Respectfully submitted,

Christy Strole

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



# River Bend West Community Association



MINUTES 8-7-19

Call to Order: 6:35 pm

## Present:

Tim Hauert, President, Andrea Cinnamon, Vice President, Jim Muhlstadt, Treasurer  
Christy Strole, Secretary, Lisa Meyer, Heather Gill and Jeff Soulligne

Public Comments: Jim Gall joined us but had no comments.

Minutes approval: Lisa moved, Jeff seconded, minutes were approved as written.

Treasurer's report approval: For the June treasurer's report, Christy moved, Andrea seconded, report was approved.

For the July treasurer's report, Lisa moved, Christy seconded, report was approved.

## Old Business:

Dufrain re bid for cleaning up landscaping: He knows he won the bid but hasn't done the work yet. Tim will call him to get him going. Deb Turner had some high school kids pull weeds as part of their community service.

## Violations:

Lot 95: (debris in yard) Still has debris, now house is for sale.

Lot 105: (debris in yard): Problem solved

Lot 65: (dumping in retention pond) see below

Lot 27: (trailer) They have kept it there for only four days, so that's some improvement.

Retention pond by Lot 65: Andrea called the township road commissioner, Glen Kramer, who met her and Jim Muhlstadt on the property. He said it's on his list to clean up weeds and rock in the retention pond and by lot 38. Tim went to see Darwin at the County Health Department, and they walked the property. There is black water coming out of a pipe, so the leach field for lot 66 may not be functioning. The county health department, in response to two complaints, wants to do a dye test on Lot 66 but the owners are out of the county for a couple weeks. The owner of lot 65 emailed to ask what progress has been made: Christy will email him an update.

## New Business:

Lisa moved, Andrea seconded a motion to reimburse Christy for postcards and 35 cent stamps: motion carried. Receipts were given to Jim. These postcards go to the people who don't have email addresses to let them know about our regular monthly meetings.

## Welcome new people:

John and Tina Varvel bought Lot 19 (Benoit): welcome letter was sent

Taylor and Alex Blanchette bought Lot 94 (Robertsons); welcome letter was sent.

Lot 95 (Hunt) is for sale.

Lot 3: Don Anderson died. Curtis, his son, lives there so I'll send him a letter

Londa and Mark Tanner bought Lot 76 (Bukowski), and a welcome letter was sent.

Lot 21 has a pile of branches behind the welcome sign at the corner of Stone Ridge Drive and Pipeline Road. Tim hauled a brush pile away on clean-up day but more brush has piled up. Some of it is from our birch trees and some is from Lot 21's trees. Maybe DuFrain will clean it up when he does the entrance signs? We'll wait until next month. If he doesn't clean it up we'll contact the owners.

The owners of lot 1 keep their trailer on their lot. Christy will send an email reminding them of the covenants.

Lot 84 has weeds taller than the bushes. The children have taken over the widow's finances and are paying someone to mow, but not weed. Tim will contact the daughter of the owner of Lot 84 before the condition deteriorates.

Jim said a homeowner complained that they got a letter from a lawyer without any neighbor ever having said anything about the complaint against them. This is a neighborhood, and people should feel comfortable approaching each other before going to the board. But they don't always have that kind of relationship. One function of our HOA is to follow up on complaints for the homeowners so they don't have to. It cost us a lot of money to have Ann Brezinski send letters, so Christy made a motion that in the future we first send an email from our RBWCA email reminding violators of the covenants. We could ask them to respond and give them a deadline, after which the matter will be turned over to the attorney. Lisa seconded, motion carried.

Motion to adjourn by Christy at 7:34, seconded by Andrea, motion carried.

Respectfully submitted,

Christy Strole

Approved \_\_\_\_\_

Date: 9-4-19

# River Bend West Community Association



MINUTES 9-4-19

Call to Order: 6:35 pm Limestone Library Conference Room

Present: Tim Hauert, President; Andrea Cinnamon, Vice President; Christy Strole, Secretary; Lisa Meyer; Jeff Soulligne

Public Comments: Cara and Daryl Hunt, lot 95, want to close on the sale of their house on 9-11-19 but they still have a debris pile in the yard. Our lawyer has written them stating that they are violating the covenants. According to Daryl who appeared tonight, the branches are too thick to put in paper bags, and they can't burn because of neighbors who object. The lawyer for their buyer has asked for the last 12 months of minutes, as well as bylaws, covenants, budget, etc. of the association. If we email the lawyer now, the fact that their lot has active covenant violations may interfere with the closing. So Daryl will borrow a trailer and haul the pile elsewhere to burn. Then he'll send pictures to Lisa Meyer, who will share with Christy Strole, who lives nearby and can walk over and verify that the problem is solved. Then Christy will email the required documents to the lawyer and indicate that the issue has been resolved.

Minutes approval: Curtis Anderson is actually Kirk: correction made. Christy will send him a welcome letter. Lisa moved and Tim seconded: minutes were approved as amended.

Treasurer's report: Jim emailed the report for our approval. Christy moved, Lisa seconded: treasurer's report was approved.

## Old Business:

Dufraim finished cleaning up around the sign, including removing the debris pile. A new pile has begun. Christy will email the owners of Lot 21, asking them to remove the debris pile.

### Violations:

Lot 95: (debris in yard) see Public Comments above. This issue is not resolved.

Lot 1: The trailer was gone for awhile but now it's back. Christy will send a second email, saying that if it's not gone by the next meeting the issue will be turned over to the lawyer.

Lot 84: The kids hired someone to weed and the place looks better. Issue is resolved.

Lot 65: There are two issues here.

Tim walked the field and confirmed that the farmer who owns the land to the west of the subdivision, Schneider, has built up a berm along the fencerow, which prevents water from flowing onto his property. So it backs up into our detention pond and lot 65. We have flow data that shows this is the case.

Tim talked with Al of the Kankakee Health Department. They ran a dye test on Lot 66's system and it failed. The health department will issue a citation. Lot 66's black water is flowing onto our detention pond and Lot 65. Tim will talk to the health department again to see whether the citation was issued, and he'll update the owner of Lot 65 on our progress.

Andrea moved, Lisa seconded the motion that we authorize the expense of Tim Hauert meeting with Ann Brezinski to see what we can do, given our limited funding, to solve this issue.

New traffic signs have been installed! Thank you to Glen Kramer, township road commissioner.

New Business:

Little trees are growing up on the river lot, despite DuFrain mowing. Andrea will check the minutes to see who cleaned that up for us last year. Next year when we bid the mowing, we'll add maintenance of the landscaping around the signs and keeping the volunteer trees and bushes down by the river.

The light is on all day at the entrance at 113 and the cover seems to have come off one of the lights. It's supposed to go off when the sun comes up and go on when the sun comes down. Tim will contact Scott Styck to see about this.

Christy moved, Lisa seconded we adjourn. Meeting adjourned at 7:25 pm

# River Bend West Community Association



MINUTES for meeting 10-2-19

Call to Order: 6:30 at Limestone Library

Present:

Tim Hauert, President, Christy Strole, Secretary

Andrea Cinnamon, Vice President, Jim Muhlstadt, Treasurer

Heather Gill

Public Comments: Steve Devine came to share information about radon gas. Bukowski's was 31, and his wife has lung cancer. Steve's house was only 3.8 but he feels people should know about this. You have to have your house tested for radon now before you sell, and if there's no mitigation you figure that into the price. We decided to send an informational email to the homeowners, telling them how to test for it and what to do if their radon is above 4 pCi/L.

Minutes were reviewed. Christy moved we approve, Jim seconded: motion carried.

Treasurer's report was reviewed. Christy moved, Heather seconded: motion carried.

## Old Business:

### Violations:

Lot 95: (debris in yard) follow up: problem solved, they've moved out. Our first letter was sent to them in 2012. Scott Homerding bought their house and Christy sent him a welcome letter.

Lot 1: Their trailer is gone: problem solved. Christy will send a thank-you email.

Lot 21: Their brush pile is gone: problem solved. Christy will send a thank-you email.

Lot 65: Christy, Andrea and Tim walked the property and took pictures, confirming that Dennis Schneider has created a canal and two dams, so that water from our detention pond flows to lot 65's back yard and collects there. Tim and Christy went to talk to Ann about what our responsibility is in this matter. She's going to find out who at the county we should talk to. Heather said she went through this at her last subdivision and the county would not defy a farmer. We're waiting to hear back from Ann. We told Warner that we don't have enough money to sue Schneider, but that we have the same complaint he has, since Schneider changed the flow of water from our property. Christy found documentation of the complaint Schneider brought us in 2003 claiming that the subdivision changed the flow of water. Tim has the maps that show that the height of the land was not changed by the subdivision.

Lot 66: Tim obtained information from the Health Department. Their dye test showed that this lot is in violation. The overflow from their septic is feeding blackwater into the culvert in our detention pond. There is a black corrugated drain tile running from the back of Lot 66, under our detention pond, and into the culvert at the bottom of our pond. The health department gave him 30 days to solve the problem before they do another dye test. His 30 days are up 10-5-19 and there's no evidence that any work has been done. Tim will now receive all correspondence between the Health Department and the owner of lot 66. If he fixes his system but does not dig out that corrugated tile from under our detention pond, we will have Ann write him a letter to make sure it gets done before he sells the property. If we see a "For Sale" sign on that property we'll respond quickly. For now, we'll wait and see what the health department does after it's follow up dye test.

Light is off on the sign off 113: Tim found electrical tape over the sensor. Scott must have taped it off to change the bulbs. Maybe we should get new light fixtures that use LED or solar power? Scott says two of the three are working, but he has to check on a lens and get back to us about the third. Tim will call Scott and talk about switching to solar or LED. Jim will call O'Connor. Our two other signs have solar lights which have quit working.

#### New Business:

Lot 48 wants to build a shed: we looked at the plans and rejected them because it's not a permanent stick-built structure on a slab, it's a pre-fab unit that comes off a truck. That would not be architecturally similar to the house, violating covenants 5 and 21. Christy will email the owner and Andrea will return his plans.

Lot 59: New concrete slab on does not seem to be a shed. Christy will email the owner and ask what their intentions are for that slab.

Lot 62: The owner asked about the unmown spot in the detention lot on the east side of the cul-de-sac. Christy will email DuFrain and ask when that will be mown.

Lot 94: Trash cans have been in the front of the house. Christy will email to remind him that trash cans have to be hidden behind the house or in the garage.

Lot 36: The owner has been taking care of the rip rap in the ditches for ten to twelve years and it's a lot of work. He saw Kramer (Twp. Road Commissioner) out there looking at the rocks. Azzarelli originally put those rocks in. Then the township put more in 10-12 years ago because the rock was crumbling. It's crumbling again. Andrea will tell the owner that Kramer has an idea for a new solution to the problem and is awaiting IDOT approval.

Two lots are for sale: lot 13 and 45.

One homeowner suggested an adult trick-or-treating where we'd put signs in our front yards indicating adults could stop in for a drink. Liability insurance would probably not cover us for that, but we kicked around ideas for a block party, a bouncy house at the park for a spring party, another concert in the park, something for Christmas: Christy will email homeowners and see if anyone has an idea.

Jim moved we adjourn, Andrea seconded, motion carried at 7:40 pm.

# River Bend West Community Association



MINUTES for meeting 11-6-19

Call to Order: 6:43

Present: Tim Hauert, President; Jeff Souligne, Jim Muhlstadt, Treasurer; Christy Strole, Secretary  
Jim Gall, homeowner

Minutes approval: Christy moved, Jeff seconded that we approve the minutes. Motion carried.

Treasurer's report approval: Christy moved, Tim seconded that we approve the treasurer's report. Motion carried.

Public Comments: none

## Old Business:

### Violations:

Lot 66: Scanlon's septic overflow (since 2012): no change. We haven't heard from the county.

Lot 65: Warner/Schneider update (since 2007): No change. We haven't heard from Ann B. Christy will email her.

Lot 94: Trash cans: (It was Alex Blanchette)

## New Business: No new violations.

Scott Styck installed an LED fixture on the Southwest corner of the sign off 113. This will save us money on electricity. Jim moved, Jeff seconded that we pay \$216 for four lamps, plus installation for a total of \$300. Motion carried.

Christy reviewed what she learned by reading the minutes from all our meetings since 2006. We should meet in closed session when discussing homeowner's violations to protect their privacy. We should have a sign in sheet. The president should sign the minutes and treasurer's report to prove they're approved. We had decided in February 2010 that after 30 days, a \$25 late fee would be added to overdue dues, then \$1/day up to \$250. Scanlon's pipe in our detention pond culvert goes back to May of 2012. We had decided in 2015 that for violations the first letter would come from the lawyer because letters from us are ignored. Jim moved, Jeff seconded that we first send an email from RBWCA board, with no one's name on it, then have the lawyer write if the violation is not resolved. Motion carried.

For several years the December meeting was skipped because of the busy season. We'll wait until Nov. 30 to decide whether to meet in December. If we have pressing business, we'll meet.

Jeff moved we adjourn at 7:15, Christy seconded and the motion carried.

## River bend West Community Homeowners Association Monthly Meeting

Wednesday January 3, 2018 Limestone Library 6:30 pm

Called to order at 6:35 pm by Debbie Turner. Board members present were Debbie Turner, Jeff Souligne, Jim Muhlstadt and Lisa Meyer.

Secretary's report was read by Debbie with a motion to approve by Lisa and seconded by Jim. All others agreed.

Treasurer's report was read by Debbie with a motion to approve by Lisa and seconded by Jeff and all others agreed.

Old business regarding the river clean up, retention pond and fireworks will be discussed next month when Dave is here with reports.

New business discussed was the annual meeting. The date will be February 7 at 6:30 pm at the library. As in previous years, we have been holding it at the same time as the monthly meeting since turnout is low anyway. We will discuss ideas to use the money at the meeting. (parade, concert, fireworks etc)

Betsy, Jim and Andrea are up for re-election. Jim and Andrea would like to stay on the board and Debbie will contact Betsy. Debbie will contact a few people to be on the nominating committee. Voting will be held at the annual meeting and then by mail as it is unlikely there will be a quorum at the annual meeting. Debbie will send out email notices of the meeting and mail the 5 that we don't have emails for.

Adjourned at 6:55 pm by Debbie.

*Debbie Turner*



## RIVER BEND WEST COMMUNITY HOMEOWNERS ASSOCIATION ANNUAL MEETING

WEDNESDAY FEBRUARY 7, 2018

Called to order at 6:30 pm by Dave Baron. Board members present were Dave Baron, Jeff Souligne, Debbie Turner, Jim Muhlstadt and Lisa Meyer. 2 homeowners present.

Secretary's report was read by Debbie with motion to approve by Jeff with one typo corrected, seconded by Lisa and all others agreed.

Treasurer's report was read by Debbie with a motion to approve by Lisa and seconded by Jeff and all others agreed.

Old Business: A check for \$2000 will be paid to Estes tree service as they finished the clean up at the river front property. There are still a few dead ash trees which will be addressed at a later date. It was already voted to have them proceed with cleanup so no further vote or motion was needed. We will send a note in the next email about not dumping on the river bank now that it is all cleaned up and more visible. Someone has been dumping there in the past. Dave has a quote from Kirk Anderson for July 3 fireworks. The price is \$2630 for a 45 minute show. Dave will check with the attorney about insurance and licenses needed.

New Business: The budget was discussed and is about the same as 2017 except we will not have the river clean up in 2018. Debbie already figured the income taxes and mailed them. We talked about again having Tom Edwards for a summer concert since he got rained out last year after about 45 minutes. Dues forms and ballots for the board will be emailed or mailed soon as there was not a quorum at the meeting to elect a new board.

One of the residents in attendance was upset that the new addition to River Bend which is under the same covenants as us are not abiding by the covenants. They do not have an association and Azzarelli Development is still in charge of enforcement. He wants our attorney involved and to contact their attorney to get issues resolved. He states the shed behind him is too big, there are trailers parked all over and above ground pools. He also is concerned that there are houses that are not hooked up to city water. We did remind all in attendance that addition is not part of our association but Debbie will talk to Sandy Girard about who to contact with concerns.

It again was discussed that the houses that were recently sold were sent welcome letters with information about the association and covenants. There are still 3 houses for sale.

Adjourned at 7 pm with a motion by Lisa and seconded by Jeff and all others agreed.

A handwritten signature in cursive script, appearing to read "Debbie Turner". The ink is dark and the signature is fluid, with a long, sweeping underline.

RIVER BEND WEST COMMUNITY HOMEOWNERS ASSOCIATION MONTHLY MEETING

WEDNESDAY MARCH 14, 2018 LIMESTONE LIBRARY 6:30 PM

Called to order at 6:33 pm by Dave Baron. Board members present are Dave Baron, Debbie Turner, Andrea Cinnamon, Lisa Meyer, Jim Muhlstadt and Jeff Souligne. One homeowner present.

Secretary's report was read by Debbie with motion to approve with one correction by Lisa and seconded by Jeff and all others agree.

Treasurer's report was read by Debbie with motion to approve by Jeff and seconded by Jim and all others agreed.

Old Business: Dave was waiting to hear from Kirk Anderson about the fireworks. It was brought up by a couple board members about their concern with the price of the fireworks and the low bank account. It was voted on and all agreed to not pursue this for 2018 but look at it again in the future. A quorum of 30 votes was obtained so Andrea Cinnamon, Jim Muhlstadt and Heather Gill will be on the board.

New Business: Larry Hinton is the contact person for the second addition of River Bend. There has been concern from a homeowner regarding their non-compliance with the covenants. The board does not feel this is something River Bend residents should have to pay for as the second addition is not under our association. They do have our covenants but it is up to Larry Hinton of Azzarelli Development to enforce them. If he wants to pursue this, it would be on his own as the board can not afford to start talks with attorneys regarding their non-compliance. The Easter Egg hunt will be March 24 at 10 am at the park. Alexis Cinnamon will stuff and hide the eggs for her service project. Lisa made a motion to pay Debbie \$50 for the supplies and Andrea seconded. All others agreed. We will discuss garage sales next month.

The meeting was adjourned at 7:09 with a motion by Lisa, seconded by Andrea and all others agreed.

*Debbie Turner*

RIVER BEND WEST COMMUNITY HOMEOWNERS ASSOCIATION MONTHLY MEETING

WEDNESDAY APRIL 4, 2018 6:30 PM LIMESTONE LIBRARY

Called to order at 6:30 pm by Dave Baron. Board members present Dave Baron, Jeff Souligne, Debbie Turner, Jim Muhlstadt, Lisa Meyer and Andrea Cinnamon.

Secretary's report was read by Debbie with a motion to approve by Jeff and seconded by Lisa and all others agreed.

Treasurer's report was read by Debbie with a motion to approve by Jim, seconded by Lisa and all others agreed.

Old Business: The garage sales will be June 7 and 8 (Thur and Fri) with a preview on Wednesday. Andrea will place the ads and Debbie has signs. 28 dues left to collect. Debbie will print and put in mailboxes this week.

New Business: Debbie will send a letter to the closing companies as they have not been contacting her prior to closing to request paid dues letters. Debbie will also email Scott to ask about removing the rotten stump at the park. A motion was made by Andrea to approve Dave's shed. It was seconded by Debbie and all others agreed. It is 12x14 and will match the brick and siding on the house as required by covenants. There were 15 kids at the Easter egg hunt.

The meeting was adjourned at 6:50 pm with a motion by Jeff, seconded by Debbie and all others agreed.

Debbie Turner

Meeting Minutes River Bend West Community Association  
11-7-18

Present: Board Members Jim Muhlestadt, Andrea Cinnamon, Tim Hauert, Dave Baron, Jeff Souligne, Christy Strole and Heather Gill. Absent: Lisa Meyer. Quorum was present. No other residents attended.

Meeting was called to order by president Dave Baron at 6:35 pm. The minutes of the October meeting were reviewed by Christy and the treasurer's report from Deb Turner was reviewed by Dave. Jim moved we approve these reports, Andrea seconded and the motion carried.

**OLD BUSINESS:**

Dave passed out copies of the meeting schedule for 2019. He scheduled the library room for all those dates. Someone should check in in June or July to confirm the last six months.

Upcoming election. Deb Turner and Dave Baron were up for re-election, but they're resigning so now Christy Strole, Jeff Souligne and Tim Hauert are up for election in February. Today we need to appoint a president and treasurer from this group. Dave suggested Jim for treasurer and Tim for interim president until February. Andrea is Vice President. Christy is interim secretary. Jeff moved we appoint Jim as treasurer. Jeff seconded. Motion carried. Jeff moved that Tim be interim president, Andrea seconded, Tim agreed to serve, and the motion carried. Christy and Jim will need to go to the bank and sign signature cards so there are two people authorized to sign checks.

Interim President: Tim Hauert  
Vice President: Andrea Cinnamon  
Interim Secretary: Christy Strole  
Treasurer: Jim Muhlestadt

Interim Board Member: Jeff Souligne  
Board Member: Heather Gill  
Board Member: Lisa Meyer

For next month's meeting Dave will attend but Tim will preside. In December Christy will email the group asking for volunteers for board members. In January we'll send out dues notices with ballots.

Don Anderson has an unapproved structure in his backyard. Dave wants to go see Don's son Kirk to ask about what looks like a rabbit hutch. Livestock is prohibited by covenants.

All dues are currently paid.

Tom Martin's asked us to pay to fix his septic field. Our attorney Ann Brezinski advised that it's not our responsibility. Tom offered to sue us but has not done so.

**NEW BUSINESS:**

Betty Baker cannot keep her lawn mowed now that George has passed. Steve Schulz,

Meeting Minutes River Bend West Community Association  
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Tom Martin's asked us to pay to fix his septic field. Our attorney Ann Brezinski advised that it's not our responsibility. Tom offered to sue us but has not done so.

**NEW BUSINESS:**

Betty Baker cannot keep her lawn mowed now that George has passed. Steve Schulz,

John Jones, Tim Hauert, etc. have been helping her out. Let's revisit this in the spring to see if we need to take action.

Jeff moved to adjourn, Andrea seconded, motion carried at 7:08 pm

Respectfully submitted,  
Christy Strole, Interim Secretary

#### 2019 River Bend West Community Association Meeting Schedule

All meetings are held on Wednesdays, 6:30 pm at the Limestone Library

January 9  
February 6  
March 6  
April 3  
May 1  
June 5  
July 10  
August 7  
September 4  
October 2  
November 6  
December 4

# River Bend West Community Association



## MINUTES

December 5, 2018

Call to Order: The following officers were in attendance. No other homeowners attended.

Interim president: Tim Hauert

Vice President: Andrea Cinnamon

Treasurer: Jim Muhlestadt

Interim secretary: Christy Strole

A quorum was declared. Minutes of the 11-7-18 meeting were read. Christy moved that we approve the minutes. Jim seconded, motion carried. Treasurer's report for November was read. Christy moved we approve the treasurer's report, admiring the new easy-to-read format. Tim seconded, motion carried.

## Old Business:

Structure behind Don Anderson's house: Tim walked back there to discover that it's a lean-to covering firewood. This does not violate our covenants.

Tom Martin's house sold to Randy and Cristal Collins. Christy sent them a form letter directing them to the website and asking permission to contact them via email.

## New business:

One of the lights was out on the subdivision entrance sign on Route 113. Jim bought a new light bulb and installed it. That didn't solve the problem. Tim moved that we give Jim authorization to contact an electrician to fix the light. Andrea seconded, and the motion carried. Jim will talk to Scott Styck first.

This month, Christy will email the membership asking for volunteers for the two open board positions. At our January meeting we'll create a ballot, hopefully including the new names. We'll vote at the February annual meeting on the ballot. If we don't get 28 votes at that meeting, dues notices will go out with email ballots. The March meeting will have new officers. Christy will send the board members the 2014 bylaws, and check to make sure the March deadline is correct. She'll create a Google doc of our membership list so we can all edit it when we learn of a change.

Christy moved to adjourn at 7:30, Jim seconded, motion carried.