

# River Bend West Community Association



MINUTES for meeting 1-5-26 at Limestone Library at 6:35 pm

Presiding: Tim Hauert, President

Attending: Randy Mann, Treasurer; Dawn Tutt, Colleen Wepprecht; Christy Strole, Secretary

Homeowners: Shawn Guiney Public Comments: None

Minutes of 12-8-25: -Randy moved we approve the minutes. Dawn seconded; motion carried.

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

## Old Business:

Toys for Tots – Claudia filled the entire box with donations from three people. This is more than last year!

Christmas Decorating Contest – Collee: The winners were grateful. Colleen paid personally for the prize for the winner from the south half of our subdivision, since they do not pay dues.

Bids for landscaping entrances – Dawn: Steve Tholen said he'd get back to her by the first of the year, and has not yet

Dusty Redmon trim trees on 113? – Tim: Dusty hasn't responded all winter.

Route 113 work: Christy <https://www.il113kankakeecounty.org/about> Website has changed, she signed up to be notified if there's a public meeting.

## New Business:

Next month is annual meeting and election. Claudia, Colleen, Randy and Benay are up for re-election. Shawn Guiney wants to run as well. Colleen said she will step down because she's busy with kids at home. We can contact her in 2032 when her last one leaves home. Shawn Guiney is willing to run. Christy will send out the ballots.

Randy wants to talk about revising our Bylaws and/or Covenants. Over the years lack of funds for lawyers have stopped us from properly updating our bylaws and covenants, despite the advice of lawyers that we have them re-written. Now Chat GPT can write new covenants, and we have a little more money, we can pay a lawyer to review them. Things we may consider changing include:

1. Allowing alternate construction like Chris James' modules on a truck. How about 3D printing?
2. Disallowing Air BNB or rentals
3. Disallowing three-season rooms if they are visible from the street
4. Give ourselves the authority to assess fines and late fees
5. What if there's a tie vote for board members, who breaks the tie? What if he's one of the tied votes?
6. If anyone violates our covenants, we have no authority to fine them. Can't we have the work done and send them the bill? Randy did not find that in our documents.
7. If we change the bylaws, don't we have to have a vote of the homeowners? Randy can't find that either. That may have been attorney advice. Maybe we should have that written.

8. Dues are due April 1<sup>st</sup>. Shouldn't we have a one month grace period before charging them a late fee? This is what Tim was talking about when we set the policy for late fees. We have been billing them three times before April 1<sup>st</sup>, and charging a late fee on April 2. Shouldn't there be a procedure by which a person could ask for a hardship exemption? If so, how do we share this information?
9. Etc.

This is a big undertaking and the first step is research. After the new board is seated next month, we will decide how to proceed. Let's all read the documents and try to think of things we may need to change.

Library people came in to kick us out at 8:00 pm: meeting adjourned.