

# River Bend West Community Association



MINUTES for regular meeting 7-6-26 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Claudia Berwanger, Dawn Tutt, Christy Strole, Secretary. We have a quorum.

Homeowners: Sue and Emmett Zumwalt, Jim Gall    Public Comments: Zumwalts would like us to ask the authorities to repave Tower Road.

Minutes of 6-1-26 approval: Benay moved we approve the minutes. Dawn seconded, motion carried.

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

## Old Business:

How did the garage sale go? We conflicted with some other entities but had a good turnout.

Art's Landscaping work is in progress. Some limestone slabs are left over, and we will offer them to homeowners in an email. We will tell them about the new Little Free Library at Sproul's house and mention the widening of Route 113 that will be done in 2029, providing the IDOT website. We will ask if anyone has access to a projector and screen for Movie Night.

All but one homeowner has paid dues, right?

## New Business:

Shall we schedule a Movie in the Park? Tim no longer has access to the screen and projector. Claudia offered to spearhead the Movie night in September and the Easter Egg Hunt (which we missed this year).

Tim will call Dusty Redmon of Limestone Township regarding Tower Road and repaving our roads. Tim thanked him for trimming the trees on Pipeline Road.

The board went into Executive Session at 6:45 to discuss a fenceline trees and shrubs on our west detention pond.

Benay moved, Claudia seconded we adjourn at 7:45 pm. Motion carried.

Next meeting is August 3<sup>rd</sup>

Respectfully Submitted,

Christy Strole, Secretary

# River Bend West Community Association



MINUTES for Special meeting 6-1-26 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Randy Mann, Treasurer; Dawn Tutt, Shawn Guiney; Christy Strole, Secretary. We have a quorum.

Homeowners: Jim Gall

Public Comments: None

Minutes of 5-4-26 approval: Benay moved we approve the minutes. Dawn noticed a date error. Shawn seconded, motion carried.

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

## Old Business:

Dawn re Art's Landscaping work: Still waiting to hear from Art's Landscaping regarding scheduling. Christy will email the homeowners whose sign will lose trees to let them know and Dawn will talk to them.

Are any dues still in arrears? Three homes have not paid dues. Christy will rebill them.

Jaxson Joiner sent in his Certificate of Insurance.

Benay on Ken Banga and our 113 sign: Ken's replacement said we will be responsible for moving the sign, and there is no guarantee that we will be reimbursed the full amount. The north edge of it has to be 60 feet from the center of Route 113, which she estimates means we have to move the sign south 30 feet from where it is now. We will not have Art's do the landscaping for this sign this year.

Revision of Bylaws/Covenants: Next meeting we will go through the covenants one by one, deciding if we want to keep, edit, or delete each one, regardless of legality. We'll have a lawyer look at it when we're done.

## New Business:

Approve Fence for Lot 39: Christy moved, Shawn seconded that we approve the fence as per the revised drawing. Motion carried.

Next meeting is July 6<sup>th</sup>.

Dawn moved, Christy seconded we adjourn at 7:50 pm: motion carried.

# River Bend West Community Association



MINUTES for meeting 5-4-25 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Dawn Tutt, Claudia Berwanger, Shawn Guiney; Christy Strole, Secretary

Homeowners: none    Public Comments: none

Minutes of 4-6-26 approval: Dawn moved we approve the minutes, taking out the sentence "This home may be in foreclosure." Claudia seconded, motion carried.

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

## Old Business:

**Dawn Art's Bids for Landscaping:** Dawn got revised bids from Art's and showed us diagrams representing the two entrances on Pipeline Road. Three trees will be removed from the north entrance and stumps ground. The footprint will be decreased for both of these. The ground around them will be reseeded with grass. New rock will be laid on top of new fabric. Dawn will specify that we would rather have river rock rather than T. Trap rock. The 2029 widening Route 113 may affect our sign. The maps Benay shared were ambiguous. The state will take .21 acres of our land. Benay will call Ken Banga, (815) 434-8469 and ask him to come meet us at the sign and show us how the changes will affect our sign. We won't have Art's do the landscaping work until she gets in touch with him.

**Are any dues still in arrears?** Five people haven't paid dues. Our current bylaws stipulate that they now owe us 1% interest per month, which is \$1.50. Christy sent them letters telling them they are overdue.

**Jaxson Joiner, Need Cert of Insurance:** He has not responded. He has started mowing. Christy will ask Randy if he has a better way to get in touch with him. He should not mow for us until we have proof that he is insured.

**Resurfacing Roads** – Tim, Dusty Redmon says he's talking to the county about the fact that our roads have not been resurfaced since the water was put in years ago. Our roads are not on any list yet but Dusty is aware.

**Top Priorities for Bylaws/Covenants:** Christy sent an email, no one responded, it was too long. We talked about things we want to change. We checked the bylaws and they give the board authorization to change the bylaws and covenants with a special meeting. So let's have a special meeting next month.

We want to add a late fee and increase the penalty for late dues. Currently our dues are \$150, due April 1<sup>st</sup>. We gave people a 30-day grace period this year, and had a record number of people who did not pay on time. Now a month later there are still five households that have not paid their dues. They are accruing interest at a rate of 1%.

We told them we're charging 1% because that is prescribed by the bylaws. The bylaws give the board the authority to set the dues, not a late fee. But the bylaws also give the board the authority to change the bylaws and covenants. So we will change the bylaws to state that the board has the authority to not only charge interest but also a late fee. We talked about \$25 per month late fee up to \$300 or \$500 maximum. We talked about a form on the website where people could apply for hardship exemption from dues. We will hold a special meeting to discuss changes to the bylaws. We have the authority to change the dues at the initial meeting (25 years ago), the annual

meeting (which we hold in February every year to certify the election), or a special meeting (which requires the board is invited with 21 days notice and the purpose of the meeting is stated).

New Business:

We approved Varvel's pool by email.

One of the outstanding dues is Lot 48, 2961 Stone Ridge Drive. Christy sent the dues notice and welcome letter to Rick Jones at that address. The letter was returned because he didn't pick it up. Is that house empty? RLK Properties is listed as the owner on K3 Mapper, with Rick's address as 429 Cypress St., Kankakee. Christy will redirect the dues notice to him at that address.

Christy moved, Dawn seconded we adjourn at 7:55; motion carried.

Respectfully submitted,

Christy Strole, Secretary

# River Bend West Community Association



MINUTES for meeting 4-6-26 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Christy Strole, Secretary; Dawn Tutt, Shawn Guiney

Homeowners: none    Public Comments: none

Minutes of 3-2-26: - Benay moved we approve the minutes. -Dawn seconded; motion carried.

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

Executive session: Election of officers: Christy moved Tim continue as president. Benay seconded, motion carried. Dawn moved that Benay continue as Vice President. Shawn seconded, motion carried. Benay moved that Christy continue as secretary. Dawn seconded; motion carried. Benay moved that Randy remain treasurer. Christy seconded, motion carried.

## Old Business:

Bids for landscaping entrances – Christy moved we authorize Dawn to engage Art's Landscaping, get a new bid for a scaled back version, including cutting down the birches and an evergreen at Ryan's entrance. Shawn seconded, motion carried.

Dusty Redmon trim trees on 113? – Derek Ryan trimmed the trees on his property: problem solved.

State Route 113 update; IDOT will purchase some land to add to the soft shoulder, re-do the drainage culverts, and not start until 2029.

Revamping bylaws and covenants – Christy will make a list of topics to be reconsidered and share it with the group. The group will vote for the ones they think we should work on first. Then at every meeting we can take a little time to decide on some items. We'll use AI to draft new bylaws and consult a lawyer to check them. Shawn shared the covenants from his last subdivision which we can use for reference.

Jaxson Joiner COI – Christy has emailed him and hasn't gotten it yet. She'll email him again.

## New Business:

Any dues overdue, Randy? Yes, 29 were overdue by April 1<sup>st</sup>, ten times the usual amount. Christy failed to send a two-week reminder, she was out of town; and did not mention the penalty for not paying on time. The penalty we have been using contradicts our bylaws. As of tonight, 11 people have still not paid their dues. The owner of lot 98 never paid last year, but paid \$150 this year. Christy will write her to remind her that while she has now paid this year's dues, she still owes \$150 + \$18 interest for last year's dues. Christy will email the people who haven't paid on April 15<sup>th</sup> and April 30<sup>th</sup>. The penalty, per our current bylaws, is interest of 1% of the dues per month (\$1.50) or \$18 per year.

Pool plans to review from the owners of Lot 19 were not submitted. The owners of lot 25 talked about getting a permit to build a fence but have not yet submitted plans.

Pick a day for the garage sale: June 11, 12, 13 will not compete with Bradley this year, so that's when we'll have ours. Benay will run the ad in the papers, Tim will put up the sign.

We signed a card to thank Colleen Wepprecht for her service.

Leroy Sarowatz asked when the roads will be resurfaced. Tim will check with Dusty Redmon of the township.

Dawn moved, Benay seconded we adjourn at 7:25; motion carried.

# River Bend West Community Association



MINUTES for Annual meeting 3-2-26 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Randy Mann, Treasurer; Claudia Berwanger, Shawn Guiney  
(Thank you, Tim, for taking the minutes while I was sick.)

Homeowners: Murat Azik. Public Comments: None

Minutes of 1-5-26: Randy moved we approve the minutes. Benay seconded; motion carried. There were no minutes for 2-2-26; we canceled that meeting due to illness.

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

Election: Ballots available at the door, no one voted tonight. Benay moved, Claudia seconded that we accept the results of the election. All four candidates (Shawn Guiney, Claudia Berwanger, Benay McCue and Randy Mann) won. Motion carried.

Executive session: Election of officers: delayed until next month.

## Old Business:

Bids for landscaping entrances – Dawn Still pending.

Dusty Redmon trim trees on 113? – Tim, still pending.

Route 113 work: Benay <https://www.il113kankakeecounty.org/about> Benay attended the public meeting at Riverside hospital and discussed what took place. See the website for more information.

Revamping bylaws and covenants via AI – Randy This will take a separate meeting to figure out, maybe a committee.

Change in Dues: Now that we see our bylaws do not allow us to charge a late fee of more than 2% of the dues, we need to change our process. The bylaws say they are due April 1<sup>st</sup>. We will charge a \$25 late fee plus a dollar a day up to \$250 starting on May 1<sup>st</sup>. This change will be incorporated into the new covenants and bylaws.

## New Business:

Shall we rehire Jaxson Joiner? Can he send me a Certificate of Insurance for 2026? He is willing to do it. Christy will email him for a copy of his COI.

Claudia moved, Randy seconded we adjourn; motion carried.

# 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.