

# FAIRFIELD 7/8 HOA MEETING MINUTES

**Date:** August 11<sup>th</sup> 2018

**Time:** 9:30a till 10:35am

**Facilitator:** Alex Toland

## In Attendance

First Name	Last Name	Spouse's First Name	Spouse's Last Name	Street Address	Attended HOA Meeting	Comments
Alex	Toland	Judy	Toland	400 East 58th Street	X	
Jun	Tian			401 East 58th Street		Not Registered on Website
Paras	Gautam	Supriya	Sharma	404 East 58th Street		
Jie	Chen			405 East 58th Street		Not Registered on Website
Jose	Mazariegos	Edna	Mazariegos	408 East 58th Street		
Joseph	Alappattu	Gracy	Alappattu	409 East 58th Street		
Ryschar d	Marchel			412 East 58th Street		Not Registered on Website
Lakshman	Dommaraju	Radha	Dommaraju	413 East 58th Street		
Brian	LePenske	Kathy	LePenske	416 East 58th Street		
Song	Xu			417 East 58th Street		
Carly	Warren	Brennan	Warren	420 East 58th Street	X	
Jiyang	Xu			421 East 58th Street	X	
Pavani	Mekla			424 East 58th Street	X	

Maher	Mourad			425 East 58th Street		Not Registered on Website
Zhaoping	Cui			428 East 58th Street		
Juliann	Petersen			429 East 58th Street		
Mayr	Tarvin	Jim	Tarvin	432 East 58th Street		
Geng	Wang			433 East 58th Street		
Timoli	Matthews			436 East 58th Street	X	
Dan	O'Reilly			437 East 58th Street		
Joseph	Hassen			400 Kristin Street		Not Registered on Website
kavitha	kadari	kavitha	kadari	401 Kristin Street		
Eric	Degnan	Shirley	Myers	404 Kristin Street	X	
Li-Ke	He	Lucy	Liu	405 Kristin Street		
Edwin	Charoen pitaks	Cynthia	Zhang	408 Kristin Street		
Charles	Chen			409 Kristin Street		Not Registered on Website
Yeung	Fong Poon			412 Kristin Street		Not Registered on Website
Xiaojing	Yang			413 Kristin Street		
Kiho	Yoon			416 Kristin Street		Not Registered on Website
Suresh	Malisetty	Sravani	Battala	417 Kristin Street		
Juxiang	Wang			420 Kristin Street		
Wael	McTabi			421 Kristin Street		Not Registered on Website
Jonathan	Belgrad			424 Kristin Street		Not Registered on Website
Sachin	Amin	Medha	Amin	425 Kristin Street		
Michael	Leibroch	Kathrine	Eldridge	428 Kristin Street		

Gordon	Campbell	Susan	Campbell	429 Kristin Street		
Ronald	Drexler			700 Kristin Court	X	
Mahyar	Farahmand			704 Kristin Court		
Molly	Banerjee			708 Kristin Court		
Erhan	Huang			712 Kristin Court		Not Registered on Website
Peter	Tatooles	Angela	Zekios	716 Kristin Court		
Donna	Vadakkekara	Sebastian	Joseph	717 Kristin Court	X	
Jiuhong	Xie			720 Kristin Court		Not Registered on Website
Harry	Bontrager	Louise	Bontrager	721 Kristin Court		
Bill	Kimball	Mary Ann	Kimball	724 Kristin Court	X	
Umar	Haque	Siraj	Haque	725 Kristin Court		
Sujith Chandra	Chintalappally			728 Kristin Court		
Stacey	Brzegowy	Paul	Brzegowy	729 Kristin Court		
Jerra	Haggar			732 Kristin Court		
Mason	Liu			736 Kristin Court		

## HOA Meeting Agenda

### New Board Election

A new board was elected to represent the community. The new officers are as follows

President: Alex Toland

Treasurer: Bill Kimball

Secretary: Judith Toland

All board members were selected with a unanimous vote. The role of Secretary did not receive any formal nominations therefore Judy Toland stated that she would lead that role unless there is a formal nomination that is submitted by a resident of the HOA

## Update to Covenants, Restrictions and Bylaws

The HOA unanimously approved for the HOA Board to seek legal counsel to update the Covenants, Restrictions and Bylaws to reflect the current IL state laws and transfer of ownership of the HOA from James McNaughton Builders Inc. (Builder) to the Fairfield 7 & 8 Homeowners Association (Residents). In the interim, Martin Mathews has provided some initial guidance on interpreting the current Covenants and Restrictions to ensure that the HOA Board is able to address HOA request until legal counsel is retained and completes the updates. Once the document has been updated the HOA Board will either hold a meeting at the Tot Lot or facilitate an online discussion to formalize the updates.

If the meeting is held in person: It has been determined that a simple majority is required from those in attendance to approve the changes. We will communicate the meeting in advance (at least 1 week) to residents, provide the updated document at the time of communication and will meet to approve or reject the changes at meeting with a simple majority.

If the meeting is held online: We will communicate the changes with a formal communication post, provide one week's notice, through a survey, to the residents to vote in favor or in objections to changes. After the week we will total the votes and then communicated the acceptance or rejection of the updates to the document.

## Snow Removal

The HOA approved the continuation of snow removal service for the community. There was one nay to the service due to a question of the ability for the HOA to support the service under the current covenants, restrictions and bylaws. Upon reading and interpretation of the current covenants, restrictions and bylaws the HOA Board will continue the service (see below) but will ensure that this item is included in the scope of work that is to be completed by legal counsel to ensure that we are not creating any unwarranted liability for the HOA.

See Article 11: Sections G,H and I clearly provides discretion to the board on any maintenance deemed necessary.

The HOA Board will also take the service out to bid to ensure that we are receiving a competitively priced bid from a quality provider.

## Community Insurance

The HOA Board will also take the service out to bid to ensure that we are receiving a competitively priced bid from a quality provider

## 2019 Landscaping

The HOA Board will also take the service out to bid to ensure that we are receiving a competitively priced bid from a quality provider.

## Pond Maintenance

HOA was informed of elevated costs for the maintenance and upkeep of the community ponds. Bill Kimball will continue to work with our vendor, whom is also a HOA members, to manage costs appropriately. The HOA unanimously supports our provider and wants to continue the maintenance and upkeep of the ponds.

## Block Party

The HOA approved to host the annual Block party for the all Fairfield 7/8 HOA residents. The date is September 8<sup>th</sup> and the event will be led by Shirley Meyers and Mary Ann Kimball. They will formally submit a budget to the HOA Board and will be posted for residents to review. There was a question on the ability for the HOA to sponsor the Block Party. This item is under review but no clear determination. If any resident objects to the Block Party, please send an email to the HOA Board and we will take this question to legal counsel for guidance.

If there is a challenge the HOA Board may have to engage residents, that support the event, to contribute to the costs. We will make any challenges public to ensure that everyone is aware of required next steps.

## Budget

The YTD budget and spend for the HOA was presented and will be posted on the website for review. If there are any questions, please email the HOA Board.

## New Business

- Upon completion of the updated Covenants, we will form committees to support enforcement of the covenants, restrictions and bylaws
- Seton Montessori has pursued two homes on Western Ave adjacent to their property. The HOA will continue to monitor the intended purpose/use of the properties to see if it will impact the community.