

Dover Pointe Subdivision
Board of Directors
Minutes of HOA meeting
June 6, 2022

Minutes of the Board of Directors meeting of the Dover Pointe HOA, Dunlap, IL, held at the North Branch of Peoria Public Library in Peoria, IL, at 3:00 pm on June 6, 2022.

1. CALL TO ORDER

President Brandon Neuhoff called the meeting to order at 3:04 pm.

2. ROLL CALL

Board members present:

Brandon Neuhoff, President, arrived 3:00 pm

Madhu Reddy, Vice President, arrived 5:00 pm

Jamie Martin, Secretary, arrived 3:00 pm

Eric Mumm, arrived 3:00 pm

Natalie Cobb, arrived 3:00 pm

Matt Smith, arrived 3:00 pm

Others present:

Thomas Burke

Paul Bullock

Brandi Clark

Doriana Rivara

Charlie Ugorje

Absent:

Landon Parker, Social Chair

3. QUORUM ESTABLISHED

The Dover Pointe HOA successfully established a quorum at 3:04 pm.

4. FINANCIAL REPORT

Brandon Neuhoff gave the Treasurer's report as follows at 3:05 pm:

- A.** Mike Dexter, former Treasurer, has opted to step down. He put together notes to help the transition for the new treasurer. Brandon Neuhoff will be stepping down from president and taking over this position. Currently 58% of neighborhood up to date on HOA fees and current as of last year.
- B.** Vote on adding Paul Sullivan to add his name to the checking account to pay the bills as they come in. Paul has been managing the books for over 5 years. He currently manages the PO Box also. He would have the ability to authorize work for on call management. Brandon Neuhoff will also be authorized to write checks as the next treasurer. Paul Sullivan has previously worked with Matt Smith's law firm and is an asset to collecting and monitoring HOA dues.
 - a.** Motion to vote: Brandon Neuhoff
 - b.** Seconded: Natalie Cobb

- c. Without opposition, the board took a vote through a show of hands. All board members voted to give Paul Sullivan authorization and Brandon Neuhoff as new treasurer.
- C. Social Budget: Approximately \$1500 for neighborhood block party. Discussion of possible food truck event in conjunction or addition to block party pending cost. Landon Parker is social chair but absent. Natalie Cobb, Doriana Rivara, Madhu Reddy, and Brandi Clark offered to plan neighborhood party. No date currently set.
- D. Approval for Paul Sullivan's fees: For Paul to manage HOA fees he receives 10% compensation for his work.
 - d. Motion to vote: Brandon Neuhoff
 - e. Seconded: Eric Mumm
 - f. Without opposition, the board took a vote through a show of hands. All board members voted to give Paul Sullivan compensation payment.

5. COMMON AREAS REPORT

A. Entrance Lighting installation: Madhu Reddy did research and spoke with Ameren about installing lighting at the entrances of neighborhood. Previously had solar lighting but it was vandalized. We will need to hire an electrician to install lighting.

B. Drainage Basins: Company suggested installation of large rocks at each basin to help with drainage issues. It would be a one time installation and cost. Included in the quote for new landscaping company.

C. Landscaping/mowing/entrances: Currently we have had numerous complaints, issues, and problems with our current landscaping company: Barr Landscaping. Issues include: not spraying weeds located on outside of fence, mowing in a timely manner, mowing ditches properly, and up keep of entrances. We have received several other quotes from landscaping companies and plan to hire a new service for 2023. In addition, hiring a second company to handle the landscaping and maintenance of the 6 entry landscaping beds. The quotes received from other companies were higher in price than Barr Landscaping, however it is necessary to make a change going forward to maintain a presentable neighborhood. The plan going forward is as follows:

- a. Get additional quotes from companies for mowing and beautification of entrances. Compare quotes and sign a new contract for 2023 year.
- b. Send out a letter explaining costs, comparable HOA dues, and HOA due increase amount to cover the cost of inflation and changing landscaping companies. HOA dues have not been raised for 22 years. Tentative letter timeline: August 2022
- c. Hold a special HOA meeting to decide on HOA due increase amount, vote, and answer any questions regarding landscaping changes. Tentative meeting timeline: September 2022.
- d. Sign new contract in fall of 2022 for upcoming year. Have Barr Landscaping finish the 2022 year and try to address with them the problems we are currently having with their service.
- e. Higher Reinhart Landscaping this year to clean up the entrances for this in the next few weeks.

6. UNFINISHED BUSINESS

- A. No new reports

7. NEW BUSINESS

- A. Updated roles of HOA:

- a. President - Paul Bullock
- b. Vice President - Madhu Reddy
- c. Treasurer - Brandon Neuhoff
- d. Secretary - Jamie Martin
- e. Social - Landon Parker
- f. Landscaping and beautification liaison - Natalie Cobb
- g. Matt Smith
- h. Eric Mumm
- i. Possible addition - Maria Johnson

Motion to vote: Matt Smith

- a. Seconded: Brandon Neuhoff
- b. Without opposition, the board took a vote through a show of hands. All board members voted to accept new positions.

8. PUBLIC COMMENTS/CONCERNS

- A. Private snow removal: Researched and received quotes. Not feasible to do.
- B. Car Counters: Brandi Clark asked regarding the car counters at the entrances. Board is not sure why they are there or their purpose.
- C. Notice for parking issues: Kathleen Rogers requested a second notice to be sent to her neighbor regarding digging equipment in lawn and yard equipment blocking sidewalks. A second notice will be going out to neighbors.
- D. Increase in Ameren: Anticipated increase in Ameren electrical costs going up by 50% in future.
- E. Motorbikes on sidewalks: What are guidelines regarding motorbikes, children's models, for being on the road or sidewalks. This would be a city of Peoria issue and not a HOA issue.

9. NEXT MEETING DATE

The next monthly Board meeting is yet to be scheduled.

- a. Motion to end: Matt Smith
- b. Seconded: Brandon Neuhoff

The board meeting adjourned at 4:20 pm.
These minutes were approved by the Board of Directors.

Jamie Martin, Secretary

Date