

Dover Pointe Subdivision
Board of Directors
Minutes of HOA meeting
May 20, 2024

Minutes of the Board of Directors meeting of the Dover Pointe HOA, Dunlap, IL, held at North Branch Peoria Library in Peoria, IL, at 5:15 pm on May 20, 2024.

1. CALL TO ORDER

President Natalie Cobb called the meeting to order at 5:18 pm.

2. ROLL CALL

Board members present:

Sumner Bourne, Treasurer, arrived 5:15 pm

Eric Mumm, arrived 5:15 pm

Jamie Martin, Secretary, arrived 5:15 pm

T.J. Seiler, arrived 5:15 pm

Elizabeth Ramos, arrived 5:15 pm

Natalie Cobb, President, arrived 5:15 pm

Les Hedgespeth, Social, arrived 5:15 pm

Absent:

None

Residents in attendance:

Abby Cotta

Tony Couri

Brandon Neuhoff

Craig Janssen

Brandi Clark

3. QUORUM ESTABLISHED

The Dover Pointe HOA successfully established a quorum at 5:20 pm.

A. Motion to approve previous meeting notes:

a. Motion - Les Hedgespeth

b. Second - Jamie Martin

No opposed

4. FINANCIAL REPORT

Sumner Bourne gave the Treasurer's report as follows at 5:25 pm:

A. Sumner reviewed an estimated budget and balance for the 2024 year.

Spreadsheet available to residents upon request. Operating accounts is approximately \$37,000 in savings with a reserve of \$37,000. Should have very little changes from 2023. Two types of major expenses: for example: utilities, website, maintaining the grounds being the highest cost. However since moving companies, the grounds have significantly improved with less complaints and problems. Currently have a year to year contract with Reinhart. Social events are the only fund right now that could possibly be variable. On path to spend the same amount as previous year. After raising HOA dues last year, our accounts are in good footing with all companies/billing and savings.

- a. Estimated Costs:
 - i. Legal counsel regarding restriction/bylaws readings- Cost currently pending
 - ii. Solar lighting at entrances - \$400. Installed by Derek and Natalie Cobb
 - iii. Removal of green moss at entrances - \$20. Started by Les Hedgespeth and Elizabeth Ramos

B. Les Hedgespeth suggested creating 2 separate accounts from our current funds for future expenses. This would include setting up two new separate accounts for the legal reserve (\$5,000) and the capital improvements reserve (\$5,000) and will move those funds over from the general reserve (money market) account. Capital reserves could be used to save up for repairing or replacing white perimeter fence or other necessary costly repairs.

- C. Motion to approve 2 new accounts:
 - a. Motion - Les Hedgespeth
 - b. Second - Craig Janssen
 - No opposed

5. UNFINISHED BUSINESS

- A. Continuation of brief discuss regarding white perimeter fence around Dover Pointe. So far only 1 quote to replace the fence has been received. Over the next month or two, the goal is to form a committee to help get quotes before deciding on next steps for fence. Options include: removal, replacing, or fixing the fence. It is approximately 20+ years old and has several broken area and places highly damaged.
- B. Once quotes are received, discussion about surveying the neighborhood about all available options and timelines. Especially to understand the impacts on the perimeter houses and neighbors opinions.

6. NEW BUSINESS

- A. Appointing of new positions:
 - a. Approximately 23 votes were casts for new positions on the board. Leaving the board will be Eric Mumm and TJ Seiler.
 - b. New board members voted in include:
 - i. Abby Cotta - Social and general position
 - ii. Craig Janssen - Landscaping
 - iii. Sumner Bourne - Renewed position as Treasurer
 - c. Elizabeth Ramos will maintain a general position but assist with Social events.
 - d. Les Hedgespeth will move into VP position
- B. Motion to approve the new board positions:
 - a. Motion - Eric Mumm
 - b. Second - Natalie Cobb
 - No opposed
- C. 4th of July parade :
 - a. Ice cream floats will be served again at the end of the parade. Natalie and Abby will be organizing the event.
- D. Social event:
 - a. June 8th. Looking into options for food trucks to come. Trailing Smoke and Ruby's Brick Oven are both options. Most likely renting bounce houses again.

7. PUBLIC COMMENTS/CONCERNS

A. Restrictions and bylaws regarding fences:

a. The board did seek legal counsel this year to review the restrictions and bylaws regarding fences in the neighborhood. This was to confirm that the restrictions on fences was legal and being correctly interpreted.

b. A non pool fence cannot be attained in Dover Pointe Subdivision. There is no procedure under the current restrictions by which the board can approve a non-pool fence. Non-pool fences are therefore effectively prohibited. The HOA board has done its due diligence and consulted an attorney to reach this conclusion.

c. Approval of a fence is required per the bylaws, however there is no process in the bylaws by which this approval can take place. So in order for someone to gain approval of a non-pool fence the member/owner that wants to change the situation will need a legally valid amendment to the restrictions and the bylaws to put a fence approval procedure in place, and the HOA board will not initiate or assist the member/owner with that process. If an amendment is presented to us -- in final form -- the HOA board will then retain legal counsel to review whether or not it is effective.

9. NEXT MEETING DATE

The next monthly Board meeting is not yet scheduled.

a. Motion to end: Les Hedgespeth

b. Seconded: Sumner Bourne

The board meeting adjourned at 6:20 pm.

These minutes were approved by the Board of Directors.

Jamie Martin, Secretary

Date