

Dover Pointe Subdivision
Board of Directors
Minutes of HOA Meeting
September 25, 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 September 25, 2022

1. CALL TO ORDER

President Natalie Cobb called the meeting to order at 2:58 pm.

2. ROLL CALL

Board members present:

Brandon Neuhoff, Treasurer, Landscaping and Beautification, arrived at 2:55 pm

Madhu Reddy, Vice President, arrived at 2:56 pm

Jamie Martin, Secretary, arrived at 2:55 pm

Natalie Cobb, President, arrived at 2:55 pm

Matt Smith, arrived at 2:56 pm

Eric Mumm, arrived at 2:56

Les Hedgespeth, arrived at 2:55 pm

Others present:

Ed Hartman

Melody Hartman

James Welch

Aubrey Welch

Gordon Selling

Terry Sutton

Deanne Short

Erin Neuhoff

Absent:

T.J. Seiler

3. QUORUM ESTABLISHED

The Dover Pointe HOA successfully established a quorum at 3:03 pm.

4. FINANCIAL REPORT

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

A. Open discussion with power point (posted on separate site) for review of current budget expenses and additional costs that would raise HOA dues. Current dues are \$100 per household, for the past 22 years. The board is allocated to raise dues to \$270 if deemed necessary, however the calculated amount to cover expenses and add to the contingency budget is \$175.00 per household. Raised dues would cover additional added expenses:

- a. Change of mowing company - difference in cost for a quality landscaping company.
- b. Provide contingency for irregular expenses: for example: fallen trees, cleaning out debris from basins, fixing neighborhood signs, legal issues.
- c. Increase of social budget - hold additional social gatherings for either families or adults only.
- d. Hire a landscaping company to only maintain the 6 garden beds surrounding the neighborhood. This would be a separate company from the mowing company.
- e. Lighting at the entrances. Coordinating with Ameren to install lighting and small monthly cost to cover electrical.

B. Maintenance currently used 60% of the yearly budget. Currently at \$100.00 per month, there is no room to switch companies. Moving to \$175 would allow for other companies to be hired.

C. Currently, 100% of dues is collected each year, with an uptick in collections in the past few years. 212 households in the neighborhood, calculating to \$21,000 per year. \$16,000 is new purposed cost for mowing company. The current cost is \$12,000.

5. COMMON AREAS REPORT

A. Drainage basins: Basins are cleaned out every spring and in the fall. Barr Landscaping is under contract to do it. Additional companies are hired to come and do extra cleanings if necessary.

6. UNFINISHED BUSINESS

A. No new reports

7. NEW BUSINESS

A. Raise HOA dues for 2023 year from \$100.00 per household to \$175.00. 75% increase in cost which breaks down to \$14.59 per month for the year.

Motion to vote: Brandon Neuhoff

Seconded: Eric Mumm

Without opposition, the board took a vote through a show of hands. All board members voted to accept new HOA dues.

8. PUBLIC COMMENTS/CONCERNS

A. Do we know the wage the landscaping company is paying it's employees?

We do not know the amount the employees are receiving, that information is not made available to us. Barr Landscaping has not raised rates over the years, however the quality is not up to par. The services and presentation as a neighborhood is getting worse. We need to find a better alternative and pay the additional cost for better quality of work.

B. Suggestions for plants: Need to plant and suggest appropriate plants for entrances. Drought resistant plants for longer lasting. We should focus on hiring a company with the right gardening background to maintain the neighborhood.

C. Will the board be raising the HOA dues again in the future? The board is doing their best to budget for the upcoming years and be fiscally responsible. We would like to not dip into reserves to cover unexpected expenses. Can not promise the topic will not be revisited in the future but we calculated \$175 to sufficiently cover raising costs.

D. Does the raise in HOA cost, address the snow/ice issues? No it does not. We rely on the city for snow removal. Unable to get companies to quote for snow removal only for large snowfalls.

E. Is there money set aside to salt the entrances? There is no budget for salt. From a legal standpoint we can not be held accountable for salting the roads and safety.

9. NEW MEETING DATE

The next monthly board meeting is yet to be scheduled.

a. Motion to end: Natalie Cobb

b. Seconded: Brandon Neuhoff

The board meeting adjourned at 3:45 pm.

These minutes were approved by the Board of Directors.

Jamie Martin, Secretary

Date