

CINNAMON CREEK HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

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908 JACKSON AVENUE
NAPERVILLE, ILLINOIS
JULY 21, 2015

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PRESENT:

- Mr. Randy Bolstad, President
- Mr. Rich Holmberg, Vice President
- Mr. Mike Barbour, Second Vice President
- Mr. Pat Gallagher, Treasurer.
- Ms. Pat Schillerman, Accountant.
- Ms. Peggy Curran, Court Reporter

We do have a court reporter; her name is Peggy Curran. Thanks Peggy for being here. If you are talking, you want to talk, if you could please just either stand up or make sure that you talk loud enough so she can record this, so we can post the minutes on the website as well.

I would also like to introduce Pat Schillerman. She is our CPA. She is actually going to be reviewing the financial situation of the Association and we are going to start off with her tonight.

MS. SCHILLERMAN: Thanks.

MR. BOLSTAD: I will have her in the hot seat.

MS. SCHILLERMAN: Did everyone get a copy of the financials?

So every year it pretty much runs very similar because the rates haven't -- the Association dues stayed the same for a number of years now. So our cash pretty much fluctuates obviously month to month.

A SPEAKER: Can you speak up?

MS. SCHILLERMAN: Our cash usually fluctuates month to month, obviously depends on when everyone sends in their fees.

MR. BOLSTAD: Good evening everyone. It's 7:00. We want to try to keep it on time if we can. I know there is going to be a lot of discussion tonight. I can really feel it up here. I am not standing up here because I am the clown. I wanted to introduce myself.

I am Randy Bolstad, current president of the Association.

I would also like to first start by thanking Mike and Jan Barbour for setting up this accommodation for us. We greatly appreciate it.

I would also like to take the time to recognize the other board members here that are in the room. Rich Holmberg, Pat Gallagher. Darlene Bennish She was on the Board and she moved away down to I believe South Carolina.

I know everybody has a lot of input. I really do. This meeting is probably way long overdue. And so there is a lot of things that we want to talk about tonight.

We put out an agenda. We want to try to stick to the agenda. There is some really good points in there that we would like to discuss. There is also an open forum at the end.

The income statement, there is some additional miscellaneous income because there was a lot of late fees. There was a lot of problems collecting on some of the dues. So there was a lot of time as well spent by various people trying to collect the dues.

So there is some additional expenses in supplies for mailings, postage, time spent going around trying to collect that Randy and they have done. So there is a little bit up in that category.

Our maintenance is down overall from the prior year for the grounds, stuff like that. I think they might have changed vendors. I don't remember.

The pond is also, that is down. At this point, you know, it's kind of tough to say because there could be some more issues that come up with the pond. Last year they had some problems with some of the fountains, so it was a little higher.

There was some additional legal costs, that's in professional fees, due to some of the foreclosures, and things of that nature. Electric is pretty much the same.

1 MR. BOLSTAD: To help Pat out here a little
2 bit too regarding this whole financials. It's
3 pretty simple. We take in a certain amount of cash
4 from your dues, we have expenses, you look at the
5 categories the expenses are broken down into.
6 That's basically what the Association or the Board
7 oversees.

8 So there might be questions about how we
9 do, what we do and why we do it. Basically this
10 has been the way we have run the Association for
11 the last, I don't know how many years, 15 plus
12 years. Pretty simple.

13 MS. SCHILLERMAN: Yes.

14 MR. BOLSTAD: We manage the landscape
15 maintenance. We also do all the landscape
16 improvements. We do the irrigation system, the
17 pond maintenance, the electric, the pond fountain
18 maintenance, the snow removal.

19 Then there is of course supplies,
20 insurance and miscellaneous operating supplies.
21 Pretty simple to be truthful. I don't mean running
22 the Association is simple, I mean just from the
23 standpoint --

24 MS. SCHILLERMAN: There are only so many

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1 MR. BOLSTAD: The cul-de-sacs are 130.

2 MS. SCHILLERMAN: And around the pond.

3 MR. BOLSTAD: Total numbers, from that
4 respect.

5 Again, that's just a brief overview.

6 A SPEAKER: Two times a year?

7 A SPEAKER: How come cul-de-sacs pay more?

8 MR. BOLSTAD: What's that?

9 A SPEAKER: How come cul-de-sacs pay more?

10 MR. BARBOUR: We didn't hear the question.

11 MR. BOLSTAD: Her question was how come the
12 cul-de-sacs pay more.

13 The private streets, it was set up this
14 way years back. It's in the bylaws established
15 that way.

16 I wish I could honestly say that's fair
17 or not fair. But again, there are additional
18 expenses that the private streets do incur. So
19 that kind of overrides some of the expenses for
20 those particular cul-de-sacs. We maintain those
21 cul-de-sacs that pay a higher fee.

22 To give you an example. I was going to
23 get into this later. We are going to have to
24 sealcoat and fill the cracks and everything on

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1 expenses.

2 MR. BOLSTAD: There are only so many expenses
3 that we have.

4 Anything else with that?

5 MS. SCHILLERMAN: No. If you are looking at
6 the balance sheet, obviously there is some
7 receivables still. But future payments received
8 just means those are for the second half of the
9 year, so that they don't pile up into the income.
10 We wait until July 1st, then those start coming
11 into regular income. That's just what that means
12 in case you get confused on what that is.

13 MR. BOLSTAD: Questions. Go ahead.

14 A SPEAKER: How many homes are in our
15 subdivision again?

16 MR. BOLSTAD: 187. Some owners pay \$100 two
17 times a year, others are 130 two times a year. If
18 you are trying to calculate what the income should
19 actually be.

20 A SPEAKER: What are the numbers again?

21 MR. BOLSTAD: 187 homes. Breakdown, I
22 apologize, who pays \$100 versus \$130. Anybody else
23 can help me here?

24 A SPEAKER: Cul-de-sacs.

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1 those private streets, so there is a cost involved
2 with that. So by having to do that, that kind of
3 offsets some of the additional money that the
4 cul-de-sac people pay extra for.

5 A SPEAKER: That's coming up or is it already
6 done?

7 MR. BOLSTAD: No, that will be coming up.

8 A SPEAKER: When is that going to be?

9 MR. BOLSTAD: We are looking at that for next
10 year.

11 A SPEAKER: The cracks in the cul-de-sac, I
12 asked if it was done already. The reason why I am
13 asking, I look at a 39 percent increase on your
14 landscape maintenance and improvements. It's
15 already to date 39 percent up.

16 You have a decrease of 39 percent as
17 well on your landscape maintenance. You pretty
18 much diverted your money from one area to another.
19 Overall you are looking at a 37 percent

20 increase from last year and overall in terms of
21 expenses.

22 MR. BOLSTAD: Okay.

23 A SPEAKER: I am kind of confused. I am not
24 sure where this 39 percent increase on the

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1 improvements is going. Can you expand on that a
2 little bit?

3 MR. BOLSTAD: I sure can. When you compare
4 years to years, sometimes certain things happen
5 last year that didn't happen this year and this
6 year versus last year.

7 We actually removed five willow trees at
8 an expense of about \$4,000.

9 A SPEAKER: Whose property was it on?

10 MR. BOLSTAD: It's on ours, the Homeowners
11 Association property.

12 A SPEAKER: It's on the Homeowners Association
13 property. Five trees.

14 MR. BOLSTAD: In addition to that, if you are
15 looking at annual flowers, mulch, it could be a
16 timing issue. It could be a timing issue, where we
17 didn't spend it before June and we spent it in
18 July.

19 I would have to go back and look detail
20 by detail to see exactly what the variance was.
21 When you are looking at landscape maintenance, we
22 have one company that basically mows everything,
23 trims everything, puts down mulch. At the
24 beginning of the season, we plant flowers.

9

1 A SPEAKER: I am sorry, where is this mulch
2 going, in the front area?

3 MR. BOLSTAD: In the common areas, yes.

4 A SPEAKER: By the water fountain.

5 MR. BOLSTAD: You are talking about by --
6 along Ranchview, all that street right there. That
7 is the Homeowners Association.

8 A SPEAKER: You mean the corner?

9 MR. BOLSTAD: No. The corner all the way back
10 to Cobblebrook.

11 A SPEAKER: Corner median, some cul-de-sacs
12 have medians.

13 MR. BOLSTAD: Yes. Private street
14 cul-de-sacs, the landscaped beds that are on those
15 properties.

16 A SPEAKER: Cobblebrook.

17 A SPEAKER: What else improvements are we
18 talking about, besides the annuals, the trees, and
19 the mulch?

20 MR. BOLSTAD: We had to do a lot of plant
21 replacement because things died off. A lot of
22 these cul-de-sacs do not have irrigation
23 unfortunately. We are subject to having to replace
24 plants unfortunately.

10

1 A SPEAKER: Who makes the landscaping
2 decisions as to what plants you put in?

3 MR. BOLSTAD: To be honest with you, it's a
4 combination of a few people just trying to see what
5 would survive in that area. We do work with Sheman
6 Nursery. We also work with Wingren Landscaping
7 before, just to kind of get some input. We go on
8 line.

9 I will be honest with you, a lot of the
10 volunteers -- I should say maybe in our cul-de-sac,
11 you know, some plants that we have done well with
12 and haven't done well with. We also have reached
13 out to people and say, hey, this soil really is
14 bad, what do you suggest to put there.

15 Kudos to Laurie and Adrienne, my wife,
16 because they do a little bit of the research when
17 they talk to the nurseries about what would survive
18 there, so we are not constantly having to replace
19 plants. That's the last thing we want to do.

20 It's unfortunate, the asphalt is warm
21 there. If it was up to me, I would probably
22 suggest, you know what, you concrete over them and
23 you live with it.

24 It does unfortunately cause a little bit

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1 of an expense to maintain and manage those areas,
2 no doubt about it.

3 A SPEAKER: What were wrong with the trees?

4 A SPEAKER: They were dead.

5 MR. BOLSTAD: The willow trees?

6 A SPEAKER: I am not sure. All five of them?

7 MR. BOLSTAD: Pretty much so. We had one tree
8 that fell in one of the neighbor's backyards. The
9 other one almost took out one of the fences on the
10 back of the property.

11 We had somebody come in and look at the
12 trees, they said yeah, they are on their way out.
13 One was completely dead. We removed two trees.
14 The other trees, we said they are in there, let's
15 get them removed and take them out. They were
16 almost at their life.

17 A SPEAKER: Is there a homeowner's claim for
18 the trunk falling into the house?

19 MR. BOLSTAD: That is being handled by the
20 company itself.

21 Truthfully, you know, we value almost
22 every little project that happens in that
23 Association, that whole development there.

24 I can honestly tell you, like even the

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1 tree removal, I have some connections with where I
2 work and such, and we use the same company that we
3 used for that particular area. We had three bids
4 for the tree removal. It was at 9,400, 6,100, and
5 we got it for 3,750. We do, you know, have things
6 out to bid all the time to make sure that we get
7 the right price or that we have the best price that
8 we can get.

9 A SPEAKER: How much does your approximate
10 asphalt crack fill going to be?

11 MR. BOLSTAD: We have one proposal. Anywhere
12 from 4,000 to probably \$8,000.

13 A SPEAKER: For 187 units cracked area?

14 MR. BOLSTAD: No. Only the private streets.

15 A SPEAKER: Only the private streets?

16 MR. BOLSTAD: Only the private cul-de-sac
17 streets. The Village of Naperville handles all the
18 other streets. The private streets is just three
19 cul-de-sacs.

20 A SPEAKER: Nine.

21 A SPEAKER: 400, what was the number?

22 MR. BOLSTAD: Anywhere from 4,000 all the way
23 up to 8,000.

24 A SPEAKER: What would cause the City to come

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1 cul-de-sacs getting seal repair and you are on the
2 straightaway streets, like Spice or Nutmeg --

3 MR. BARBOUR: They are doing it next year on
4 those two streets.

5 A SPEAKER: You know what --

6 A SPEAKER: The City is doing it.

7 A SPEAKER: Then I'm sure you could have said
8 that. You wouldn't have to get all bent out of
9 shape. I am sure you live in a cul-de-sac.

10 MR. BOLSTAD: This is getting a little bit out
11 of control. Seriously.

12 A SPEAKER: Is it coming next year?

13 MR. BOLSTAD: That is our plan right now,
14 yes.

15 A SPEAKER: That's perfect.

16 MR. BOLSTAD: When we do the budget process,
17 at that time we will understand exactly what
18 expenditures we are going to have, that are going
19 to be above what we have right now.

20 Mike is right though, if we want to
21 manage like the Village of Naperville does, it's
22 going to cost the Association more money. No doubt
23 about it. Because they will do it more frequently
24 than we feel that we need to do it. So that 4 to

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1 by and also fix it as well too? Because what it
2 does, it makes the section area look uneven because
3 it makes it look like the cul-de-sac guys got
4 favoritism versus the guys on the street.

5 MR. BARBOUR: Can I answer that question. Let
6 me tell you something.

7 A SPEAKER: We were there from the
8 beginning.

9 MR. BARBOUR: We were there in 1990.

10 A SPEAKER: Just first of all, calm down.

11 MR. BARBOUR: Listen to me, the City of
12 Naperville comes in every five years to do the
13 streets that they do. The private streets are the
14 streets that they are talking about the
15 sealcoating.

16 A SPEAKER: I understand what you are saying.

17 MR. BARBOUR: So lighten up.

18 A SPEAKER: No, you lighten up. I am just
19 asking a question.

20 A SPEAKER: You make it sound like --

21 MR. BARBOUR: You make it sound like you are
22 getting screwed.

23 A SPEAKER: Think about it this way. If you
24 walk around the property, okay, and you see the

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1 \$8,000 could be every five years.

2 Last time they were done is the last
3 time when they sealcoated every street. When they
4 did that, we did it too to the private streets.

5 A SPEAKER: I understand.

6 MR. BOLSTAD: There is not the amount of
7 traffic on the private streets as there is on the
8 main streets, the ones that you are probably living
9 on.

10 A SPEAKER: Do you see the impression that
11 somebody walking by has?

12 MR. BOLSTAD: Fully understand. That's what I
13 am saying, we can do it that way, we can do it when
14 the Village does.

15 A SPEAKER: I don't know that. An explanation
16 would be useful.

17 MR. BOLSTAD: Fully understand.

18 A SPEAKER: It's great to hear you say that,
19 Randy. There is that perception. We support that.
20 There really is that perception.

21 MR. BOLSTAD: I understand that. There is a
22 lot of people in here that think the cul-de-sacs
23 get a little bit more attention than the other
24 streets. I think there was a letter that surfaced

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1 around here stating that fact.
2 A SPEAKER: It's almost like there is two
3 subdivisions. Nobody is saying what you guys are
4 doing is wrong. No one should get defensive. This
5 should be a good meeting. No one is a bully here.
6 Let's all be calm.

7 But it has been brought up that the
8 cul-de-sacs are one subdivision, we are another,
9 only because how the people who built the homes
10 were. So we are just here to support, to listen to
11 what you have to say. And then he has every right
12 to mention because we are the middle people. And
13 the homes are a lot more than the cul-de-sacs.
14 Let's listen to everybody.

15 MR. BOLSTAD: I 100 percent understand where
16 you are all coming from with that. Here is what we
17 have done. We have these cul-de-sacs that we have
18 to maintain, and there are landscape areas on these
19 cul-de-sacs. Like I said, either we not clean them
20 all out and don't have any landscape, so everybody
21 is on the same page, or same fairness level. But I
22 don't think you want to do that. I really don't.

23 For the amount of money that you are
24 really spending on the cul-de-sacs for plants, I

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1 think we need to put more emphasis on making sure
2 that those landscaped areas are low maintenance and
3 still look good. Because if you are throwing down
4 a little bit of mulch, you know, it doesn't cost a
5 lot for the mulch. Every time you have to replace
6 a couple plants here and there, it does add up,
7 \$40 bush here, \$60 bush there, \$120 spruce tree.

8 That is the reason why some of the
9 expenses are where they are. I guarantee you, you
10 don't spend a dime and try to spruce those up
11 because oh yeah, everybody else is paying for them.
12 That's not the case, I can assure you of that.
13 They may look nice, I agree with that.

14 The center when you are driving down
15 Cobblebrook, that one little bed that's right in
16 the middle right there, you know what, that one has
17 been a thorn too because there is no irrigation on
18 these particular islands. We try to get as hardy
19 of plants as we can on there. Sometimes it works
20 and sometimes unfortunately mother nature doesn't
21 cooperate and we end up having to pull some dead
22 plants out.

23 MS. SCHILLERMAN: It must look great this
24 year.

18

1 MR. BOLSTAD: They did look great.
2 When you are driving through, if those
3 are the only things that you are seeing, at least
4 you know it does beautify the whole subdivision in
5 the whole, because the main streets, unfortunately
6 do not have an area that you can do that too.

7 We looked at -- there is a lot of
8 different of those particular streets you are
9 referring to, what can we actually do to improve
10 those streets. There is a not a whole lot we can.

11 Back in 2009, we introduced, we wanted
12 to put consistent, the same mailbox along the side
13 because we thought that would really spruce up all
14 the streets because the cul-de-sacs have the big
15 boxes, but the main streets do not. Now what you
16 are seeing is 50, 60 different kinds of mailboxes.
17 Some are nice, some aren't so nice.

18 That's an area that we might be able to
19 do that. You might want to consider that.

20 A SPEAKER: Can we stay on the agenda. We
21 have done the financial report. This is going on
22 way too long.

23 I have two questions on the financial.
24 The cash, how much of that is reserved for next

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1 year? How much is over?

2 MS. SCHILLERMAN: There is a reserve amount of
3 8,297 that we just carry forward from forever.

4 MR. BOLSTAD: Which is not enough.

5 A SPEAKER: The 82 -- that's my second
6 question. First, I am talking about cash.

7 MS. SCHILLERMAN: Right.

8 A SPEAKER: Our snow was down from last year
9 comparatively. Now we have excess cash. Are we
10 reserving for next year?

11 MS. SCHILLERMAN: The only reserve that's set
12 up is the 8,200. That we have kept in the reserve
13 and haven't gone into that.

14 A SPEAKER: This is 8,297?

15 MS. SCHILLERMAN: Yes.

16 A SPEAKER: What is that?

17 MS. SCHILLERMAN: That's the reserve they set
18 up years and years ago, to kind of set aside out of
19 that cash balance. Out of the 30,000 you have
20 right now, 8,200 of that is actually set aside for
21 reserves.

22 A SPEAKER: The fund balance is about
23 25,000.

24 MS. SCHILLERMAN: At one given time. In July

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1 you could have 40,000.

2 MR. BOLSTAD: Unfortunately it happens that
3 way. We wouldn't have to look at raising the dues
4 because we have reserve. My whole business thought
5 is that you need to have a year at least tucked
6 away. I would think everybody that's in the
7 business world would understand that and can say
8 yes, that's about right. We are no where near
9 that, folks. We are no where near that.

10 The thing is when you are looking at
11 really what we are breaking down and what we are
12 responsible for, there is not a lot of things. We
13 didn't have to mulch this year, then we would save
14 there. Didn't have to plant flowers. There is not
15 a lot of large expenses here.

16 Even long-term capital expenses that we
17 are going to be needing in that particular
18 subdivision. We had a proposal in 2009 -- again
19 not to get off on another subject here -- to put a
20 common fence around the property. Again that
21 improves hopefully everybody's property values. We
22 see a lot of different fences, a lot of different
23 colors. I think everybody would agree if there was
24 consistency around that it would look nice. The

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1 40 pound pail. That pond is an acre by 7 acres,
2 linear acres, if you look at the depth of it. Just
3 do the math on the application. It's very
4 expensive.

5 Anyway, I didn't want to get off on a
6 tangent. We will talk about the pond later.

7 There is just certain things, we have to
8 plan for that. Otherwise we are subject to what
9 the pond will look like if you don't prepare.

10 I hope that answered your questions.

11 If you look at the expenses for the year,
12 40,500. You know what, we take in, what is it Pat,
13 48,000, 44,000?

14 MS. SCHILLERMAN: Right. Yes.

15 MR. BOLSTAD: There is not a lot going to the
16 bottom unfortunately. You have 4,000 potentially.
17 If you have a problem --

18 MS. SCHILLERMAN: We are usually running at a
19 loss.

20 MR. BOLSTAD: If the fountain goes out,
21 replace a motor, irrigation breaks, you have to
22 have an outside company to come in and repair it.
23 If you mention a bad snow.

24 A SPEAKER: Debbie Dabulskis . Don't you have

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1 mailboxes would look nicer.

2 There are certain things, we are all
3 concerned about our property values. Guarantee it,
4 everyone in this room. And we as a Board welcome
5 any ideas on how we can improve our property
6 values. I think you would all go along with that.

7 We don't have a lot of money here that
8 really is -- when you really think about it -- to
9 spend a lot of stuff on. Some of the stuff is
10 required. We have to do it. Like the pond
11 maintenance.

12 Again, I hate to get off on a subject
13 here. The pond maintenance, we are having a major
14 problem with that pond. We have had water testing
15 out, we had Clark Aquatic out here. We just did --
16 I don't want to get into all the specifics. We
17 have an issue there. I don't know if anyone has
18 seen the pond. There is a lot of algae, a lot of
19 growth in that pond. It needs to be almost shelled
20 out, really to clean it up.

21 There is certain things that we have to
22 go through. The chemicals are very, very
23 expensive. There is one chemical that we requested
24 to do to help improve it, and it was \$235 for a

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1 a problem with the bylaws that state that you can't
2 have that amount of reserve? You are supposed to
3 just charge what you need.

4 MR. BOLSTAD: It's a two-edge sword.

5 A SPEAKER: Isn't that a problem that you
6 have?

7 MR. BOLSTAD: It does. You know what, it is a
8 problem. We have talked about entertaining going
9 into -- incorporating some rules and regulations.
10 There is a lot of things I think this Association
11 could be improved on. We really do. The bylaws,
12 maybe we need to take a little strong look at those
13 and possibly look at changes in them. We have
14 incorporated them.

15 Rich, the attorney here, would have to
16 tell us what we would have to actually do to make
17 that happen. But then we have to really look at
18 the bylaws how they read because there is a lot of
19 things in the bylaws that were grandfathered, like
20 storage sheds, fences. There wasn't supposed to be
21 a fence.

22 A SPEAKER: I am sorry. They weren't. Those
23 are out. Certain things that are out in the
24 bylaws, and they took out a number of different

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1 things. Some things are incorporated. The fences
2 are not incorporated.

3 MR. BOLSTAD: Right.

4 A SPEAKER: Because we would have been more
5 than happy since we back up to 77th, it would have
6 been great if we wouldn't have rushed in and let
7 Town & Country out and made them put the fences up.
8 But we rushed and let them get out.

9 We have been there just as long. We
10 went to the City Council meetings trying to get
11 your streets made into city streets because it was
12 so wrong. We were there. Diane knows, we were all
13 there.

14 MR. BOLSTAD: You are correct.

15 A SPEAKER: But the bottom line is, there are
16 things that some of us -- we had to do because if
17 you back on 77th Street, you have a three-year old
18 or two-year old, we had to put a fence up. And you
19 just bought a house.

20 I am saying there are certain things you
21 can, certain things you can't. But I know the
22 reserve, and the reserve is a real problem because
23 that's obviously, you can't have a reserve
24 according to the -- anything of a massive amount

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1 names.

2 A SPEAKER: If somebody was going around to
3 the neighborhood, we are going to be doing fences
4 this day, do landscape this day, there is
5 availability to use resources.

6 MR. BOLSTAD: Joe, you are 100 percent right.
7 That's the next thing on the agenda was the
8 property maintenance request form. We have sent
9 out to date probably 87 of those forms that you
10 picked up here. Basically we were getting a few
11 complaints our way.

12 We also understand just by driving
13 through there, wow look at that, look at that. I
14 think we have all experienced that. You see things
15 like they should be.

16 We incorporated this form just so people
17 would have an understanding of some work that
18 needed to be done on their property. What we found
19 with this is you have seen dead trees taken down,
20 you have seen fences being painted, you have seen
21 garbage cans go inside the garage versus sitting
22 outside.

23 We had 43 people, our first form that
24 was sent out, and I would say 85 to 90 percent of

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1 according to the current bylaws.

2 What's your proposal then for your 4 to
3 \$8,000, to pay for that?

4 MR. BOLSTAD: Just to respond to your fence
5 issue. Yes, we inherited basically a problem now,
6 because they are not being maintained properly.
7 Some aren't so great looking. Some are great
8 looking. We have to really try and brainstorm on
9 how we can actually change that. Maybe it is a
10 common expense. Unfortunately everybody would be
11 assessed to make that happen. It's a dual-edged
12 sword. We are going to have to live with it the
13 way it is. If we want to change it, we have to
14 look into the legal part of it to see what we can
15 do to change it.

16 A SPEAKER: One of the major issues could be
17 that people don't have available resources. Maybe
18 somebody doesn't have a guy they can call to paint
19 the fence or to do landscaping work or to do home
20 repair, whatever the case may be. Maybe
21 collectively if there was, on the website, maybe
22 there was somebody that --

23 A SPEAKER: I put it on there. It's on there.
24 If anybody else wants, wants to add different

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1 the stuff that was on that form was completed.

2 But what we also found is two things.
3 One, people really didn't know, someone didn't know
4 who to call. They didn't know who to call or who
5 could do the work. They didn't feel comfortable
6 just looking in the phone book. So we gave them
7 some guidance. Sure enough, we had people call
8 either the landscape company that we were using,
9 Augustine, or they would call somebody that was
10 working on fences.

11 So bottom line is, I agree with Joe,
12 sometimes we need to really guide them to the water
13 and hopefully they are going to be able to take it
14 from there. The problem though, this is really the
15 gist of it is, we have a lot of renters in our
16 subdivision. I don't know if anybody is aware of
17 that.

18 A SPEAKER: Yes.

19 MR. BOLSTAD: Some renders, even the doors I
20 have knocked on to try to get some work done on
21 their house, weren't aware that they needed to do
22 anything. So the property owners aren't really
23 relaying the message to the tenants that are in the
24 units.

28

1 So until that happens consistently, I
2 think we are going to have problems all the time.

3 That's another reason why we want to try
4 to adopt some rules and regulations. Rules and
5 regulations allow a little more power to hold them
6 accountable for the upkeep of their properties.
7 Because the bylaws really -- you can't fine
8 somebody. Not that that is what we want to do.
9 Sometimes that's what it takes to get somebody's
10 attention unfortunately.

11 The form, like I said, has been
12 successful. I will be honest with you. I was
13 amazed. We had put dates down, and we actually
14 drove around, make sure, see if they were addressed
15 or knocked on their door and said did you
16 understand, can we assist you. You would be
17 amazed. Like the people with the fences, people
18 with the trees, do you have somebody I can call, do
19 you have somebody. That helped them in the process
20 of improving their property.

21 A SPEAKER: How many renters do we have out of
22 the 187?

23 MR. BOLSTAD: We tried to get that information
24 and that was the other form that you have up here

29

1 happen, and try to make it as easy as possible for
2 everybody.

3 Especially when it comes to just trying
4 to talk to somebody who either owns the property or
5 rents the property, so we have a name to the face,
6 and say hey, Jack, you know what, we talked last
7 week, where are we at with this. It's very
8 difficult.

9 The diversity of the whole subdivision
10 too creates somewhat of a challenge a little bit
11 just from a communication point.

12 A SPEAKER: What if there is a per se block
13 captain, like there is a captain of a ten-house
14 area, that kind of -- we know who is in our
15 neighborhood. We know who is renting.

16 A SPEAKER: We are getting there.

17 A SPEAKER: People in those areas is going to
18 know who is living there and who is not.

19 MR. BOLSTAD: That's great in your area
20 per se. The next cul-de-sac over, probably they
21 won't even talk to each other. They are renters.

22 A SPEAKER: I am sending out the property info
23 sheets and collecting them from -- like when
24 somebody pays their dues, then I go on the form and

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1 about the requested information. We are still
2 trying to gather all this information to put it --
3 be able to e-mail ownership, understand who is a
4 tenant, who is not an owner. Any issues that we
5 have had with some of the tenants on particular
6 units, where they have weeds, or they have this,
7 that or the other, that aren't being addressed, and
8 it's a consistent problem within that property.

9 A SPEAKER: We have been pretty successful,
10 because I have gone through the MLS and tax records
11 and was able to track who either the owner was, by
12 the tax records, or who their agent was, when the
13 property was rented. I was able to e-mail the
14 agents and have successfully gained about five
15 additional tenant residing homeowners information,
16 and they complied and had the work done on their
17 properties, or they are in the process of having
18 the work done.

19 MR. BOLSTAD: We appreciate Adrienne's efforts
20 with that because again, we are trying everything
21 that we can because we have done mailings, we have
22 knocked on doors, we have left forms. We have
23 tried to. I don't know about you all, I have a day
24 job too, so we are trying to get this to make this

30

1 say okay, you didn't put down your property info.
2 So I take the -- immediately mail the sheet out the
3 same day.

4 MR. BOLSTAD: I think it's a great idea to be
5 honest with you, Joe. If we can get everybody to
6 basically buy into it, it would make everything a
7 lot easier.

8 So again, these meetings are healthy. Shame
9 on us for not having the meetings before. It was
10 our intent to make sure that we adhere to the
11 bylaws and have the meetings every year so that we
12 can have this dialogue, so we can improve the
13 situation of the Association. It's not doom or
14 gloom. But I know for a fact, if you have a
15 homeowner that is not really taking care of your
16 property and you wish they would because you take
17 care of yours, that is, we just want to create some
18 consistency through that whole development. I
19 think there is ways to do that. It's just really
20 trying to have that open communication and dialogue
21 with the property owners.

22 A SPEAKER: The resources of the companies
23 that you guys deal with, that are available, is
24 there any way that you can let homeowners know when

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1 work is being done? For example, if the
2 Association is doing concrete work, we all know if
3 concrete work is being done and two other houses
4 need concrete work, there is a bigger discount
5 there for those because they are already doing the
6 job.

7 As a homeowner, I have never been
8 notified when there is concrete work being done, do
9 you want to take advantage of it, do you need
10 concrete work. We are mulching, do you guys need
11 mulch. I have to pay full price for mulch and full
12 price for concrete work and stuff like that. If
13 there is other people are taking advantage of that,
14 shouldn't everybody be able to.

15 MR. BOLSTAD: It's a great idea. How do you
16 know.

17 A SPEAKER: We can compile an e-mail. I think
18 we have to know when the work is coming up. I
19 think this work takes up a lot of time for you
20 guys, where it's a volunteer work. I think it
21 would be great that we would know beforehand
22 because sometimes we can have more input from us
23 because somebody is like willing to help with the
24 pond, somebody is willing to help you with crack

1 A SPEAKER: I can call that same company three
2 days later and get a different price.

3 MR. BOLSTAD: We have leverage with them.

4 MR. BARBOUR: I don't want to get off the
5 subject. When you are talking about mulch, we get
6 about 20 yards of mulch every year, and we get it
7 from Steve Piper & Sons, and we pay \$17 a yard for
8 it.

9 A SPEAKER: That's good.

10 MR. BARBOUR: Our neighbors end up getting
11 mulch at the same time with us. We split the
12 delivery cost and everything.

13 There is stuff out there that will
14 reduce costs for everybody.

15 A SPEAKER: Rubber mulch too.

16 A SPEAKER: Not for your gardens.

17 MR. BOLSTAD: Well taken regarding doing that.
18 Again the communication, I go back to that, and if
19 we can improve on the communication, we can improve
20 with those particular examples for sure.

21 A SPEAKER: Can we join Next Door like all the
22 other subdivisions around here. It's a website
23 that if you live in -- like we set up one for
24 Cinnamon Creek, like they did for Campus Green. I

1 seal, whatever, landscaping, because we don't know
2 when the work is done.

3 So if the e-mail goes, okay, we are
4 planning to have meeting on landscaping, maybe
5 nobody will come, but maybe one, two, three
6 volunteers you will find. You will have a little
7 meeting, little more people, little bit of help.
8 Bigger communication.

9 MR. BOLSTAD: Our thoughts are with you
10 100 percent. That is why we decided to go this
11 route, at least get everybody's e-mail address and
12 contact information so we can be a little bit more
13 current with stuff that is going on.

14 Our website is kind of plain. We
15 haven't spent a lot of time on the website, as you
16 know. It kind of some information there, if you
17 had to refer to the bylaws, there are some contacts
18 of particular companies that we feel that have
19 given us really good pricing.

20 But the sealcoat is a great example
21 though, or the concrete work, because you are
22 right, if people are looking for things that they
23 are going to do for their property, even tree
24 removal, from that standpoint.

1 forgot the other ones that they did it for. And
2 somebody posts on there, I'm getting mulch.
3 Everybody who is on there can see what's going on.

4 A SPEAKER: Just send the info. We have a
5 website guy. It's all coded.

6 MR. BARBOUR: That's why e-mail addresses are
7 so important. This is you join in. You go to the
8 website and it's all there.

9 A SPEAKER: I call everybody. I always ask
10 people in my neighborhood. When I did the
11 sealcoating, I got a great deal. I know some
12 people. I know tons of people. I would have done
13 the trees. I help neighbors and everything. We
14 need to do something. Somebody posts.

15 A SPEAKER: You get a better discount.

16 A SPEAKER: My opinion is the Board should vet
17 vendors for the homeowners. Adrienne had something
18 and she had all different spots.

19 A SPEAKER: It's there.

20 A SPEAKER: Vet from the different. And I
21 think that's something that the Board should do is
22 to vet vendors for us. We go on the website,
23 whatever the communications.

24 A SPEAKER: We did. They are on there. It

1 was just updated.

2 A SPEAKER: The first thing, I am like some of
3 the others, I am one of the original homeowners. I
4 can't remember when I received a book that gave the
5 rules and regulations for the homeowners.

6 And Randy, you know you and I have
7 talked about this, Adrienne, you and I have talked
8 about this. I think that's a big miss. I think
9 it's something that's really needed. Because there
10 are people who are not only new to our subdivision,
11 they are new to the country, and they don't
12 necessarily know.

13 A SPEAKER: They are on the website. Just
14 because the cost of printing them.

15 MR. BOLSTAD: There are no rules and
16 regulations for the subdivision.

17 A SPEAKER: They need to be created.

18 A SPEAKER: Absolutely.

19 A SPEAKER: They need to be created. Each
20 homeowner needs to have that to have an
21 understanding. I think that's the first start.

22 MR. BOLSTAD: We have already, you know, have
23 drafted up some rules and regulations, kind of
24 poking holes through it and everything. You are

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1 out to people and we can work together because we
2 all want our home value -- our home values to stay
3 up, and we just want to have a great subdivision.
4 I think we can do that.

5 A SPEAKER: I suggested maybe like a block
6 party to bring people together. Drink, bring
7 people together.

8 A SPEAKER: We used to do it.

9 A SPEAKER: I think when people become
10 friends, they look out for each other. When people
11 are enemies, sometimes they turn a blind eye to
12 something that can be going on because they don't
13 care, they don't care about that person. It
14 shouldn't be like that.

15 Like you said, the whole neighborhood,
16 that's how we grew up. Someone left their garage
17 open, you call them up, hey, you left your garage
18 door open.

19 If there is a blind spot, something
20 that's wrong on our end, a friend will come over
21 and say do you need a hand with this, yeah, I was
22 meaning to get to it. Thanks a lot. I do it with
23 my neighbors, I see something wrong, I give them a
24 hand because they are not handy.

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1 right. It does hold the homeowners a little more
2 accountable for how their properties are. It
3 really does. That's the whole intent. They know
4 it. You need some laws. You need to be able to
5 understand it. The bylaws are you understand or
6 don't you understand. There is some verbiage in
7 there, since it is more from the past to some
8 degree too. We need to definitely consider the
9 rules and regulations.

10 This is good stuff, seriously, folks.

11 MR. BARBOUR: I want to tell you, most of us,
12 or a lot of us, when we grew up, we were in
13 neighborhoods and everybody knew everybody and what
14 everybody was doing. I know when I screwed up, my
15 parents knew about it before I got home. Many
16 times. But I think this subdivision, I think we
17 have lost that neighborhood appeal. And it's so --
18 it would be so great to have everybody. I am as
19 guilty as anybody. I know my neighbors on my
20 street and a couple over on the other street.

21 A guy moved in five years ago across the
22 street from me, my fault, I didn't even go over and
23 introduce myself. We need to become a
24 neighborhood. I think that we just need to reach

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1 MR. BOLSTAD: That's interesting. When I was
2 knocking on a couple of doors because there was a
3 weed issue on this particular property, I had the
4 response from the person, we are only renting here.
5 So it just kind of, like, I live here, I love this
6 place, I want everybody else to take care of their
7 property. And I hear that. I am not picking on
8 the renters. Trust me. That's not the point. The
9 point is that sometimes, I would love to have a
10 neighborhood like Mike and Joe are talking about.
11 Yeah, we can create that. You may have already
12 created that on your own streets and your own
13 cul-de-sacs.

14 I know the cul-de-sac that we live in,
15 we all know each other. We know what we do. If
16 there is a situation where you need to let the dog
17 out, they will call one of us. There is a lot of
18 positive from that end. I am sure exactly what Joe
19 says, in their cul-de-sac Joe, where you were
20 saying you know all your people in the cul-de-sac,
21 you know who you can call on.

22 It would be great to have that whole
23 subdivision be that way. We are probably asking a
24 lot. I know there is some ways that we can at

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1 least make some attempt to improve that.

2 Good feedback. Nothing less than I was
3 expecting. How we take it from here and move
4 forward with it, is really going to make sure that
5 this wasn't just lip service in here.

6 I can tell you the Board is after your
7 best interest, just as we are the homeowners in
8 that particular subdivision. We don't want our
9 dues raised no more than you do. But we also want
10 to drive into a subdivision that we say wow, this
11 is nice, this is nice being home.

12 That's why I think the landscaping, the
13 signage that says Cinnamon Creek, it needs to look
14 nice. It needs to be kept up all the time. It's
15 not cheap sometimes when you are putting fertilizer
16 down, mulching, trimming plants. It's a lot of
17 work. It's a little bit of money in my eyes
18 because it's a big impact.

19 Even when we took even the willow trees
20 down, I happen to back up to the pond. You know
21 what, I can hear the road a lot more now without
22 them here. I am kind of like a tree hugger to some
23 degree. I didn't want to see them go either.

24 You know what, the safety of the

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1 lights on them right now.

2 The light kits are about \$600 a piece.
3 That's an expense if we decide to go forward. But
4 I felt, you know what, I am not ready to put
5 \$1800 into eight, nine-year old fountains at this
6 point. That was just again trying to make a big
7 business decision and a smart business decision in
8 that respect.

9 A SPEAKER: Actually I think all the points
10 mentioned here are great. But I actually have one
11 concern, relating to the safety, which, oftentimes
12 when we drive home, probably four days out of the
13 whole week I notice some children playing on the
14 street. So I am really concerned about the safety
15 matters of that. Is there anything we can do?

16 MR. BOLSTAD: Is it at nighttime or during the
17 day?

18 A SPEAKER: This is daytime. 5:00, 6:00 time,
19 people are not even playing on the driveway, they
20 are playing on the road.

21 MR. BOLSTAD: Is it a concern that they are
22 driving too fast down the street?

23 A SPEAKER: No, she is driving. She is seeing
24 it. They are playing.

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1 neighbors that were there, the potential of the
2 tree falling in Mr. Gallagher's backyard and his
3 kid is back there. Then the one I saw almost took
4 out the neighbor's fence.

5 When I had a tree company come in and
6 they supported that they probably should come down,
7 we made the decision and they came down. I
8 wouldn't live with myself if a neighbor, one of
9 their boys were out back and the wind came and they
10 got hit, something happened with a tree limb.

11 That's my point though is I think when
12 you look at the expenses of the whole subdivision,
13 the stuff long term that could potentially come up,
14 there is not a lot. You have irrigation there that
15 you could have problems with. The fountains, we
16 have been maintaining those fountains for, I don't
17 know how many years.

18 I actually, I am going to take them to
19 our work and we go through them. We don't charge
20 the Association. The irrigation company wanted
21 \$1,400 to take the three fountains in, store them
22 for winter and rego through them. We are saving
23 money and we have for the last seven, eight years
24 with those. They are still running. There is no

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1 MR. BOLSTAD: They are playing in the street.

2 A SPEAKER: Then you see a bunch of children
3 on the road.

4 MR. BOLSTAD: Here is a perfect example, we
5 were able to communicate by sending out an e-mail
6 to the people, if you notice that, you can
7 communicate with them quickly. Us drafting a
8 letter, sending it out, getting it to the right
9 people. It's very difficult to be able to have
10 that dialogue and that communication with all the
11 property owners. That's a perfect example.

12 Another perfect example was brought up
13 to me the other day is somebody not cleaning up
14 after their dog on the sidewalk. Those are things
15 that we can just send out, hey, it's been brought
16 to our attention.

17 I totally understand. I have yelled at
18 a few cars as they drove by when I was getting my
19 mail to slow down because I do see some people
20 driving back and forth a little bit faster than
21 they should be. That's a concern as well as your
22 concern about the kids being in the streets.

23 There is two ways right there because
24 somebody is going to get hurt.

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1 MR. BARBOUR: Can I just say that there will
2 be probably in the next -- well, I don't know if
3 they are there yet or not, but the police are going
4 to be out there with radar. The speed limit is
5 25 miles an hour in that subdivision, in our
6 subdivision. I just like Randy, I have seen cars
7 going 35, 40 miles an hour. The teenage drivers
8 that we have now, they love to take that turn right
9 down Cobblebrook, and they think they are a race
10 car driver as they are going around there.

11 I can tell you right now, that there
12 will be police out there on a random basis.

13 MR. BOLSTAD: We even entertained potentially
14 putting another stop sign, when you go on
15 Cobblebrook, and you go past Strawbridge Court, and
16 the next cul-de-sac, put one right there, to at
17 least okay, I stop and I go again. We have thrown
18 around a lot of different scenarios, if you would,
19 what if we did this, what if you put a speed bump.
20 Nobody wants that, we know that. There is certain
21 things that I think we can do. Sending a message
22 out.

23 You see a lot of times where you have
24 like signs that you purchase and say, this is a

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1 neighborhood, slow down, kids playing. You put
2 them out there once in awhile, it gets people's
3 attention.

4 A SPEAKER: Could you do that. That's where
5 the bus stop is. My daughter has to cross that
6 street. Let me tell you, it's the people trying to
7 get to work. And that's the bus stop. So anyone
8 coming from our street has to go through court --
9 has to cross over the street.

10 MR. BOLSTAD: Perfect example right there.
11 That would be a great place I think. What does
12 everybody think about -- that's the village. You
13 would have to again talk to the village about
14 putting a stop sign.

15 Even like children, where the bus stops
16 are, at two points, at your court and down by
17 Maria's court.

18 A SPEAKER: Stop signs.

19 A SPEAKER: Stop signs for the kids.

20 A SPEAKER: Ade, on the corner, Spice and
21 Cobblebrook, there is no stop sign. There is
22 almost an accident every day. The city said too
23 bad, we are not putting one in. Talk to them.
24 Maybe the more people.

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1 MR. BARBOUR: Let me go to the mayor.

2 A SPEAKER: I know that you are in with the
3 city. We can write our list. We couldn't get a
4 stop sign there before.

5 MR. BOLSTAD: I agree with that. That's a
6 perfect example right there. Just an accident
7 waiting to happen.

8 A SPEAKER: I wanted slow down 25, kids are
9 playing.

10 A SPEAKER: Road bumps are not good. That was
11 a problem. Sometimes kids --

12 A SPEAKER: Get license plates numbers.

13 MR. BOLSTAD: They will not put a speed bump
14 in there because of plowing and all that in the
15 wintertime.

16 We will look into that for sure. I like
17 that idea. You know what, if you have to stop one
18 extra time, you know what, it could be a kid that's
19 darting across the street or somebody decides to
20 play in the street like you were mentioning. I
21 think we would all sleep better if your kids are
22 crossing the street. That's a concern.

23 A SPEAKER: You had said that the village
24 won't put a stop sign in?

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1 MR. BOLSTAD: We entertained that before and
2 they said no.

3 A SPEAKER: What is their reason?

4 MR. BOLSTAD: It's been a long time. Stingy
5 on stop signs. Maybe at the time they weren't
6 entertaining it for whatever reason.

7 A SPEAKER: Because it comes out of the
8 village funding.

9 A SPEAKER: I think we even said we would pay
10 for it. I think Mike, you work adjacent to the
11 city.

12 MR. BARBOUR: I have all the council men on my
13 e-mail list, and we will talk.

14 A SPEAKER: What about the stop sign in the
15 middle where people are crossing, not even on the
16 side. I drive through a lot of subdivisions, it
17 says that you see the kids crossing, to stop.

18 A SPEAKER: I think they come and do an
19 assessment.

20 A SPEAKER: Then they are not putting them
21 into the ground costing a lot of money.

22 A SPEAKER: You have to have the road painted.

23 MR. BOLSTAD: We will take that -- we will
24 talk to the village for sure and we will get back

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1 to everybody hopefully by e-mail.

2 A SPEAKER: If we have them. We have 90 of
3 them so far.

4 MR. BOLSTAD: Again, I can't stress how
5 healthy this is. This is great. Because I know --
6 I am sitting with you saying the same thing, saying
7 the same thing to the Association regarding the
8 stuff that -- the short falls that we have seen.

9 I can tell you, the forms that we
10 created and everything, this was just out of
11 frustration more than anything. I don't know how
12 many times you drive by and it's like, okay, I have
13 to draft a letter to that person, I have to find
14 out who owns that house. Now I have to -- if I
15 don't get a response, I have to go over there and
16 knock on their door.

17 I really feel once you open up
18 communication lines, people respond. It's like
19 that form, it was amazing how the number of people
20 that just said, oh, I'm doing that. I didn't
21 realize I was doing that. Or I didn't realize that
22 I had to do that. Or I didn't realize that my yard
23 looked that bad. And that half dead tree, you know
24 what, it was just -- and it was gone.

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1 of them --

2 A SPEAKER: Set up an electronic fund, a
3 Paypal.

4 MR. BOLSTAD: Paypal is on the website right
5 now.

6 A SPEAKER: Why don't we get e-mail
7 notification. It's easy. You have all these --

8 A SPEAKER: As soon as we get all of them. We
9 used to do that.

10 A SPEAKER: At least some.

11 MR. BOLSTAD: Again trying to keep costs down.
12 Postage to mail out two mailings, three mailings,
13 and four mailings. You will see that our postage
14 costs went down because we didn't do the two
15 mailings. Even if you are saving 200, 200 each
16 mailing, that's \$400 for the year. That goes to
17 the reserve.

18 A SPEAKER: As soon as we get all the e-mail
19 addresses, the e-mails are easy.

20 MR. BOLSTAD: A couple other things here. As
21 far as projects are concerned. I had mentioned
22 about the pond issues we are having. More to come
23 on that.

24 We have fired two pond maintenance

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1 It is -- I think if we were just to send
2 this out to be -- via e-mail, because that's the
3 technology that most of us deal with these days, I
4 think you will see improvements overnight to be
5 honest with you. If it's anything like the
6 response from the forms we created, outside of from
7 getting some people to return the form, I think
8 bottom line you will see we will be able to address
9 certain issues a lot quicker.

10 More discussion, more topics. We kind
11 of went through some of them here.

12 The collection of Association dues. One
13 of the things we sent out a letter in December of
14 2014 requesting that we only send out one
15 notification, instead of reminder cards. I can
16 tell you it has improved. Pat can attest to how
17 many people we have to chase down to get
18 Association dues.

19 A SPEAKER: We only had 2 out of 187.

20 MR. BOLSTAD: 2 out of 187 to date that have
21 not paid. We understand people forget. It comes
22 up, oh my goodness, I forgot about that. Fully
23 understandable.

24 A SPEAKER: I can tell you out of the two, one

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1 companies already. The company that's in there
2 right now is Clark. We have not paid them at all,
3 a dime yet, because I'm not happy with the service
4 that's supposed to be provided to us. And they
5 know it. They have been out several times. You
6 have seen them out there raking out some of the
7 algae stuff. It's a problem.

8 We have to do some -- spend some money
9 on getting that pond in a better condition because
10 one, we don't want sludge in it. We don't want it
11 to look bad. That's the worst thing you can have
12 as far as representation of what type of
13 subdivision we live in, is letting that pond go.

14 It is such a big pond. We put the
15 aerators in there, the fountains, to hopefully
16 reduce the amount of algae and stuff that's growing
17 in there. There is some concerns.

18 Again, I have reports after reports,
19 samples of water testing and all that. So more to
20 come. Hopefully you are going to see improvements.
21 You see some already. It's already starting to
22 build up again.

23 Any other items for consideration?

24 MR. BARBOUR: I don't know if people realize

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1 it or not, that pond, when the subdivision was
2 made, the county and the city of Naperville, this
3 is what they require. It's not like that people
4 there -- it's a retention pond. It's not there for
5 looks.

6 MR. BOLSTAD: But algae -- basically my
7 education, my 101 -- comes from goose droppings, of
8 course being washed in there. Any time you
9 fertilize your yards, and the runoff goes into that
10 particular pond. There is several things that
11 contaminate that pond. We are seeing that.

12 The cattails on the other end of the
13 pond, that was another area that we want to clean
14 out, so it's a nice clean edge around there. We
15 either have to drop the water level -- actually
16 hand dig them all out. You can burn them off, but
17 they are going to come back unfortunately.

18 We are trying to again value engineer
19 that project too so that we can at least get it
20 done, improve the conditions, but not break the
21 bank in doing so.

22 A SPEAKER: Algae is created by the stagnant
23 water.

24 MR. BOLSTAD: Stagnant water too.

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1 that pond.

2 A SPEAKER: When you guys get bids on like
3 landscaping, for example, just to use that for
4 example, as an Association you are supposed to get
5 X amount of bids, right? Are we able to see those
6 as a homeowner, are they accessible for us to see?

7 MR. BOLSTAD: We have nothing to hide.

8 A SPEAKER: I know. I am just saying --

9 MR. BOLSTAD: If you want to see anything in
10 the past, perfect. We have been working with, for
11 example, Augustine. For those of you that don't
12 know Augustine, very reasonable, he does a great
13 job. He is a hard worker.

14 A SPEAKER: He is about \$800 a month cheaper.

15 MR. BOLSTAD: We got proposals to do the same
16 work. We hold him to his rates. The closest one
17 to him is 2,475 to do the same work that he is
18 doing. And there is no extras involved.

19 Augustine has a tendency to do a few
20 extras and he doesn't charge us.

21 A SPEAKER: He hasn't raised his rate in four
22 years.

23 MR. BOLSTAD: It's no different than the snow
24 removal. We us used to pay -- this is dirt cheap,

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1 A SPEAKER: Have you guys looked at maybe
2 adding fish to the pond?

3 A SPEAKER: Fish are fully stocked. There are
4 fish in there.

5 A SPEAKER: There are actually fish that eat
6 algae.

7 MR. BOLSTAD: They are called amur. They are
8 fish that eat algae. That's something we can look
9 into too. That's a good point. I really want the
10 pond company, what we are paying them for. They
11 said they needed to come out here twice a week, and
12 then they said they needed to come out once a week
13 because we have issues. We contracted them to
14 change that. It was a \$600 difference in that. We
15 figured, if they are here every week, they are
16 taking samples, they are -- hopefully that's the
17 best way to get the pond clean and clear.

18 It's like your yard, do you want to mow
19 it once a week or once every two weeks. You know
20 what you are after.

21 Bottom line is, I think, we are on the
22 right track. It's just that I am holding these
23 guys accountable for their -- basically how their
24 proposals were that they would control the algae in

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1 folks -- for nine cul-de-sacs, we pay \$850 a month,
2 regardless if it snows one day or 30 days. The
3 unfortunate thing is, if you don't have snow, you
4 think you are getting taken to the cleaners because
5 you have to still pay the 800. I would rather be
6 on that side. That's how most businesses kind of
7 manage it. If you had to pay per inch.

8 Joe, you can chime in here, if you had to
9 pay by the inch, two inch, three inch, whatever,
10 it's a recurring thing, it just escalates.
11 Sometimes -- the only issue I have with the snow
12 removal is, sometimes they are not as quick to get
13 out to our subdivision that we would like to see.

14 A SPEAKER: Sometimes?

15 A SPEAKER: Yours is the city.

16 A SPEAKER: Ours is Crystal Lake.

17 A SPEAKER: That's the city. It's not us.

18 MR. BOLSTAD: Let me clarify something. The
19 streets that we do not own, even though they are
20 cul-de-sacs, you see a pickup truck out there,
21 that's hired by the city of Naperville; not through
22 us. You have the same thing as the cul-de-sacs, we
23 do too.

24 I have made calls, our street hasn't

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1 been plowed, our cul-de-sac hasn't been plowed.
2 Even our guy has been out taking care of the
3 private streets.

4 If you see issues, you have to let us
5 know too. It's not like we are down your streets
6 all the time. If somebody is plowing and they are
7 tearing up a yard or whatever, we will hold them
8 accountable for coming back and restoring your
9 grass. Just like we hold the Village of Naperville
10 accountable for it.

11 A lot of time they are so slow to
12 respond. Most of the cul-de-sacs will fix it
13 before they come out. It's frustrating. As a
14 homeowner, they have to do that.

15 A SPEAKER: It would be nice if we got that
16 other entrance. That corner house has always been
17 a sad sore to me. I walk all the time and I have
18 to go past there. I just want to spit because I
19 have lots of friends in the next subdivision over,
20 High Hopes, and they just are, what's going on in
21 your subdivision. It looks beautiful by you guys.
22 It looks like crap at that other end. I am not
23 saying spend a lot of money. But whoever owns
24 those houses, they have to be held accountable for

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1 A SPEAKER: I called about the other house to
2 the city. It's already into June, they haven't cut
3 the grass. This is the first time.

4 MR. BOLSTAD: Especially another area too,
5 that we do not see, is the back yards. If you see
6 issues with back yards, they are just as important
7 as the front yard, especially if you are living on
8 one that's not maintained. Or they have something
9 back there they shouldn't have, let us know and we
10 will respond.

11 A SPEAKER: I think the rules and regulations
12 that we were working on have forms in them,
13 anonymous forms for other homeowners to send in to
14 bring things up. That was one of the things.

15 MR. BOLSTAD: You know what, nobody has
16 nothing to hide. If you have a problem with
17 somebody, just let us know. It's not like we are
18 going to say, oh yeah, Mrs. Johnson told me that
19 you are not doing this. That's not going to
20 happen.

21 We just hold them accountable, like
22 everything else in the Association, you have to mow
23 your yard, it has to be weed free, you have to trim
24 your landscaping, plants and stuff; you have to

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1 cutting the lawn.

2 A SPEAKER: They have been.

3 MR. BOLSTAD: Let me chime in here.

4 A SPEAKER: I talked about this at the last
5 meeting.

6 MR. BOLSTAD: I don't want to throw a
7 homeowner underneath the bus, have I been at that
8 home four times talking to the people. They have
9 stepped up within the last two weeks.

10 A SPEAKER: I did talk to the old homeowners
11 because I knew who they were.

12 MR. BOLSTAD: That's a perfect example. I am
13 not in that section of the subdivision all the
14 time. If you see something, someone else sees
15 something, you let us know. That's why again we
16 have the e-mail, we shoot it to them.

17 You have to mulch, you have to trim,
18 let's do this.

19 A SPEAKER: I am the owner of one of those two
20 houses. I myself called in the owner to the city
21 several times.

22 A SPEAKER: We have been there. He is doing a
23 candy cane now, which is fine I guess. What do we
24 say about that.

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1 make sure your garbage cans are inside the house.

2 There are a few things in there we might
3 not all agree on, as far as, wow, that's stupid.
4 We have to have some kind of consistency with it
5 too. We can't hold one accountable and not the
6 other. It puts us in a tough spot. We don't want
7 to come down on anybody for any reason.

8 If you take care of your property,
9 nobody is going to bother you.

10 A SPEAKER: Garbage is one of my pet peeves.
11 I was on a first name basis with the City of
12 Naperville regarding garbage thrown out on
13 nongarbage days, and right before the major
14 snowstorm. I will say they are very nice. They
15 came out and dealt with those two houses with their
16 garbage because at least one of them put the stuff
17 in before the snow hit, and the other one did do
18 something.

19 But I actually spoke to the Mayor's
20 Office regarding the garbage can issue. I know you
21 may all be in shock. This is why the rules and
22 regs are so important.

23 A SPEAKER: You can't have them out there.

24 A SPEAKER: Because the City of Naperville,

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1 you can have a garbage bag on your front lawn, as
2 long as it's in the bag, it's fine. As long as the
3 garbage cans are no longer by your street, on the
4 front, in the middle of your lawn, it can be there.
5 I was in shock.

6 I called the Mayor's Office, the woman
7 there was in shock. After she talked to people,
8 very nice, she called me back, and she said, yes,
9 if it's neat, if the garbage is in a bag, they
10 can't do anything about it.

11 A SPEAKER: Send an e-mail because he's there
12 the same day. Every e-mail we get -- we got an
13 e-mail from somebody who I think is here, I am not
14 sure, and her -- their e-mail inspired him to drive
15 around and there were 44 garbage cans that were
16 outside. There are one or two now.

17 A SPEAKER: I will tell you that the City of
18 Naperville will do nothing about the garbage cans.
19 Yet those of us who watch the City Council meeting
20 where it came up, what's going to happen with the
21 garbage cans, the City Council said, oh, people
22 will never do that. They will never leave their
23 garbage cans outside.

24 A SPEAKER: Send an e-mail. The e-mails get

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1 respect. It's not good, bad, good cop, bad cop,
2 it's kind of like okay, we just have to be
3 consistent with it, folks. That's why we try to
4 paint a picture. Everybody needs to do the same.

5 A SPEAKER: It's really important to get the
6 e-mails out regarding the garbage that's thrown out
7 when they do their home improvements. That's
8 absolutely horrendous.

9 MR. BARBOUR: They do it three or four days
10 ahead of time. They don't pick it all up and they
11 leave it. I went on the website and anonymously
12 mailed something to someone, telling them what to
13 do with their electrical. Telling them this is
14 what you have to do. You can't leave it out there.
15 You have to take it somewhere.

16 A SPEAKER: Send it to Cinnamon Creek HOA. He
17 has no problem knocking on doors.

18 A SPEAKER: Like I said, the garbage is a
19 major issue. Especially those of us know the wild
20 animals.

21 MR. BARBOUR: The raccoons.

22 A SPEAKER: Do you know when they are going to
23 take care of the trees in the parkway, the dead
24 ones?

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1 read three to five times a day. I am saying that's
2 great. I am calling the City of Naperville during
3 the winter because I am home now. I am retired.
4 And I do walk my dog. I see these things.

5 A SPEAKER: He got the e-mail. I was like,
6 Rand, he was like boom, the letters went out, and
7 they were in.

8 A SPEAKER: Like I said, the City is helpful
9 on certain things, but on other things they are not
10 helpful at all.

11 MR. BOLSTAD: I will be honest with you, with
12 that particular comment, some of the people that we
13 called upon, weren't even aware that they needed to
14 be.

15 That again goes back to understanding.
16 And some are renters. Not picking on renters
17 again. Some of them were renters. They didn't
18 realize. The property owner never told them that
19 they needed to have their garbage cans anywhere but
20 where they wanted them. Fully understand. There
21 are certain ones that you are kind of like, really,
22 does that really affect our home property values or
23 whatever.

24 We are just kind of the police in that

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1 A SPEAKER: I called.

2 A SPEAKER: And the branches hanging out.

3 A SPEAKER: I called, they said we are not --
4 of course ridiculous. She wasn't sure that we are
5 on the schedule this fall. What she told me to do
6 is drive around and give her specific addresses for
7 the parkway trees that were hanging low.

8 MR. BOLSTAD: Or dead.

9 A SPEAKER: We just haven't done it yet. If
10 you want to e-mail in, if somebody wants to go
11 around and e-mail in the addresses, I have the
12 gal's name.

13 MR. BOLSTAD: Which is frustrating because we
14 were on the list. I had called. We were on the
15 list for last year.

16 A SPEAKER: I know we are not allowed to touch
17 the trees, but I have tree branches.

18 A SPEAKER: You can touch them. If the
19 emerald ash --

20 MR. BARBOUR: You tell them that, I guarantee
21 you they will react.

22 A SPEAKER: Emerald Ash they will be out.

23 MR. BOLSTAD: This is all great stuff. Our
24 number one priority is going to be trying to

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1 establish and get everybody's e-mail address so we
2 can start the dialogue and start quickly.

3 The stuff about stop signs and the stuff
4 about everything else that has been brought up,
5 this is great. It really is. It's something that
6 we can really take from tonight's meeting and say
7 okay, now we are moving forward in the right
8 direction on certain shortcomings in the
9 subdivision.

10 I am confident with my discussions with a
11 lot of the property owners, that you know what, the
12 idea of helping people out when they are
13 sealcoating this driveway, maybe they will sealcoat
14 the next. In that respect to their properties, I
15 think that will improve too. If you know your
16 neighbor is doing it, then there is a chance that
17 you are going to do it too. If you didn't know
18 your neighbor is doing it, you say I wish I would
19 have known that. It just gets delayed more.

20 A SPEAKER: Send in that website.

21 MR. BOLSTAD: Getting back to your comment
22 about the bids. We do look at particular companies
23 when it does -- when we feel that we have to
24 compare pricing.

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1 maintenance, you have the mowing of the grass, if
2 you will, in the common areas, and mulch, putting
3 mulch down, and snow removal. There is about five
4 things. It's not that much and it's not that
5 difficult to get three bids for each one.

6 A SPEAKER: What do you do about trash cans
7 that don't fit in the garage because the cars are
8 too big and you can't really tear your garage down
9 and build a bigger garage?

10 MR. BARBOUR: Can you put them on the side?

11 MR. BOLSTAD: Here is the take on that. I
12 understand that. I have seen garages where they
13 had an SUV and larger car in there. To be honest
14 with you, some of them do not have the room.
15 100 percent agree with that. That would be
16 something that we would have to say as a
17 Association as a whole, going after a revision to
18 that bylaw that states that you would be able to do
19 that.

20 A SPEAKER: Physically you can't fit the city
21 and the recycle bins inside.

22 A SPEAKER: If you were following the bylaws,
23 we would say have a smaller garbage can.

24 A SPEAKER: Can't you have one of those

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1 I was going to tell you about the pond
2 maintenance, but also the landscape. We haven't
3 found anybody that does the work that Augustine
4 does. That doesn't mean we are just going to stick
5 to Augustine.

6 A SPEAKER: I was just using landscape. I was
7 asking as a homeowner and Association payor, don't
8 we have the right to see those bids?

9 MR. BOLSTAD: You do. Like I said --

10 A SPEAKER: They are not on the website?

11 MR. BOLSTAD: Nothing is on the website. The
12 next time that we entertain the bid proposals, we
13 can definitely put them on the website.

14 A SPEAKER: I was told that by law they were
15 supposed to be.

16 MR. BOLSTAD: To be honest with you, some of
17 the bylaws, shame on us, but you know what, we have
18 been doing this so frequently or whatever, we will
19 just stay with him because we saved \$400 and it's
20 great we saved \$400 and we are getting the job
21 done.

22 Even snow removal, we will open that up to bid
23 for sure. We will open that up again. When you
24 look at it, you have irrigation, you have pond

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1 containers built on the side?

2 MR. BOLSTAD: You can't do that either. There
3 are certain things maybe that's acceptable to put
4 on the side of the garage. Then if you do, you are
5 opening up yourself to your neighbor is looking at
6 your garbage can because they live right there. Is
7 that fair to that neighbor.

8 A SPEAKER: There is three different size
9 garbage cans and three different size recyclables.

10 When they first started it -- they did the garbage
11 cans, they actually did show people and ask people
12 to come into City Hall to see the sizes of the
13 garbage can. It was at the library too. Right in
14 the library too. You can see to determine what
15 your sizes would be. Then the same thing with the
16 recyclables. If you didn't respond that you wanted
17 the smaller size, then you got the huge one.
18 Unfortunately they really didn't pass that
19 information out.

20 A SPEAKER: Like my house, we have a house
21 full, we have a big family, so I cannot have a
22 skinny little garbage can. It won't work.

23 A SPEAKER: We have two of them. They fit in
24 perfectly.

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1 A SPEAKER: We fill the big ones every week.
 2 A SPEAKER: We have two small ones and a small
 3 recycle bin.
 4 A SPEAKER: That wouldn't work for us. It
 5 would be overflowing.
 6 A SPEAKER: It's not going to fit in the
 7 garage. Trust me.
 8 MR. BOLSTAD: This is a perfect example, the
 9 bylaws are what they are. But it's very difficult
 10 for people to want to follow that because it
 11 doesn't work for them. You know what, it puts
 12 everybody in a difficult situation trying to adhere
 13 to the bylaws.
 14 Did you have a question?
 15 A SPEAKER: Just along the same lines. Where
 16 does the Homeowners Association's responsibility
 17 begin and the City of Naperville? Is there some
 18 sort of overruling laws regarding say the parking
 19 in the cul-de-sacs?
 20 We have a fire hydrant there, it's
 21 constantly being blocked. If something happens,
 22 they can't get to that fire hydrant.
 23 A SPEAKER: They will break right through that
 24 car window.

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1 A SPEAKER: If it's Strawbridge, Lazy Hollow
 2 or Shady Grove it's the City of Naperville. You
 3 have to call. If it's any of those three that you
 4 are talking about, you have to call the City of
 5 Naperville.
 6 A SPEAKER: They will get through. Trust
 7 me. I lived in Chicago. Firemen will --
 8 A SPEAKER: I understand they will. Maybe
 9 when that happens, you should call and they can go
 10 put a sticker on the window.
 11 A SPEAKER: We have a cul-de-sac that's filled
 12 with cars. At times the garbage truck has not been
 13 able to get through. It's tight parking. I know
 14 there are people that are parked there, but I see
 15 empty driveways. And I know that those cars belong
 16 in those driveways and I know some of those cars
 17 don't belong there period.
 18 MR. BOLSTAD: It's code enforcement. I
 19 totally understand your frustration with that.
 20 Especially when it comes to if the cars shouldn't
 21 belong there to begin with, because they are not a
 22 property owner, or they are just sitting there.
 23 A SPEAKER: I want to say, that was something
 24 that came up, and you guys took care of it right

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1 away. And I appreciate that. But it still seems
 2 to be -- I mean, everybody knows, you are not
 3 supposed to park in front of a fire hydrant.
 4 MR. BOLSTAD: Again, if it's a city street, we
 5 can call code enforcement and they will come out
 6 for sure for that.
 7 If it's private streets, that would be
 8 the Association, but we would also in harmony with
 9 the fire department, go to them and see what's
 10 acceptable and not acceptable.
 11 Again for a fire hydrant, maybe we have
 12 to paint the curbing red so they definitely can't
 13 park there.
 14 I don't know that much about the laws
 15 when it comes to fire hydrants on private streets.
 16 A SPEAKER: I don't either. You are in the
 17 cul-de-sac, and it's --
 18 A SPEAKER: Are both sides of the fire hydrant
 19 blocked?
 20 A SPEAKER: More often than not, yes.
 21 A SPEAKER: That's really bad.
 22 MR. BOLSTAD: I will research it for you. I
 23 will ask the Village and see what they say.
 24 A SPEAKER: If there is somebody I can call

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1 and they get a ticket, fine.
 2 A SPEAKER: I think this in this situation,
 3 the friendly neighbor thing should probably kick
 4 in, and talk to a neighbor about it, versus going
 5 to that situation like that.
 6 MR. BOLSTAD: Perfect. If you know whose car
 7 they are and you see them get out of the car, say
 8 hey, that's a fire hydrant.
 9 Like I said, I told you I would check
 10 into it with the fire department.
 11 A SPEAKER: What exactly are the laws. If we
 12 have to go out and paint the curb red or put a sign
 13 that says hey, fire hydrant.
 14 MR. BOLSTAD: Exactly. I appreciate your
 15 bringing that up.
 16 I know this is a long-winded meeting,
 17 but again I appreciate everybody's input here.
 18 It's very important. I wish we had more people
 19 here to get the communication lines open a little
 20 bit more too. I think this is a great start. It's
 21 a great start from the standpoint of we have
 22 already attempted to do what you are asking us to
 23 do. The more we are able to communicate with
 24 everybody as a whole, I think you will see more

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1 consistency within the subdivision.
 2 It's great for the people that maintain
 3 their property, and the ones that are not, are
 4 basically falling down with that, it would be nice
 5 to be able to reach out to them, have an e-mail,
 6 say hey, you need to take care of that. If it's
 7 corrected, if it's not, here we come knocking on
 8 your door, you need to take care of this.

9 Any other questions, any other comments?

10 MR. BARBOUR: I think you are having a great
 11 meeting. Can we do this more than once a year?

12 A SPEAKER: At your house.

13 MR. BARBOUR: This is our house.

14 MR. BOLSTAD: What would be a good frequency
 15 for everybody in the room here?

16 MR. BARBOUR: Twice a year.

17 MR. BOLSTAD: Twice a year?

18 A SPEAKER: Twice a year.

19 MR. BOLSTAD: Some time before June and
 20 sometime -- I went to school. We will make that
 21 happen.

22 What else? So no other -- go ahead.

23 A SPEAKER: Could be all the proposals are to
 24 be posted on the website? Is it possible that

1 proposals that were voiced today will be put on the
 2 website?

3 MR. BOLSTAD: The minutes will be put on
 4 there.

5 A SPEAKER: Are you talking about proposals,
 6 like bids?

7 A SPEAKER: Whatever today was asked.

8 MR. BOLSTAD: We will dissect all the minutes
 9 and pull out everything that people have asked us
 10 to do. We will follow-up on that. You will see
 11 that. We will post it on the website.

12 Again, once we get all the addresses and
 13 stuff, we will shoot an e-mail to everybody if
 14 that's the way your preference is to be basically
 15 communicated with. You understand, some people
 16 aren't into e-mail. They would rather have
 17 something mailed to them. We will make that happen
 18 too. That's why the form does ask for that too.
 19 It gives you a phone number. If we don't get an
 20 e-mail, we will call you and say how would you like
 21 to be in contact. Then we will post everything on
 22 the website. You know what, I encourage you to use
 23 the website more. We plan on using it more. Again
 24 the more people that use it, there is a way that

1 you can contact the Board. There is a way that you
 2 can really again provide information to other
 3 people that might be looking at the website.

4 We will take a look at that website to
 5 see if there is ways to enhance it even further.

6 But I like the ideas that flowed here
 7 today. Especially about being -- having the
 8 sealcoating and mulching and all that kind of stuff
 9 to cut costs down.

10 If there is no other questions or
 11 whatever, I think we should go to the election of
 12 Board members.

13 Everybody was mailed out per the bylaws
 14 a ballot form. So Pat here is going to actually
 15 administer the Board election. There is ways that
 16 you can put a name down by just voicing that
 17 opinion. You can write it on the form. There have
 18 been -- I don't know how many have been turned in
 19 already, pat, that she received.

20 We welcome people that want to serve on
 21 the Board truthfully. Because you know what, fresh
 22 bodies. We can also create subcommittees from the
 23 Board. So if you don't want to get involved on the
 24 Board level, you may want to join a committee,

1 maybe a landscape committee. It could be some
 2 other type committee. It could be a social
 3 committee.

4 Like we talked about having a block
 5 party.

6 A SPEAKER: My only concern, I talked with
 7 several of our neighbors too, that said they just
 8 filled it out, just sent it in, whatever. They had
 9 no idea that other people wanted to run.

10 Now, is tonight going to be the only
 11 time or are we going to send out saying these are
 12 the people that want to run?

13 MR. BOLSTAD: You can't. It's already been
 14 out there per the bylaws, you have to mail it out
 15 to them.

16 A SPEAKER: How do people know who we are? I
 17 don't think that's fair. Not everybody knows who I
 18 am, except for I go to people's houses, I help my
 19 neighbors do things. I run so many things in this
 20 neighborhood. And I opened it to all people.

21 I went door to door trying to do a sale
 22 and stuff, until Adrienne came up with we are going
 23 to do it once a year.

24 I have done a lot of stuff in the

1 neighborhood. People don't know my name. They
2 just say, there is that girl. I do know a lot of
3 people in the subdivision. I have taken time, when
4 people go walking around the block, saying hello,
5 my name is Laura. They might not understand even
6 what I am saying. I do introduce myself and I get
7 to know people.

8 As I said last time we had the meeting,
9 I don't know how many other people have helped, but
10 I have helped so many neighbors that are in our
11 subdivision, that don't know how to cut the lawn,
12 they don't know how to plant, stuff like that.

13 Okay. I think I am a good candidate. I
14 am not from the cul-de-sacs, I am from the streets,
15 which I think sometimes we do need some help to get
16 a different opinion.

17 Now, I just don't think it's fair that I
18 am not going to have an opportunity to be on the
19 Board because we are doing it this way because they
20 don't know who I am. I would be more than happy to
21 go with this letter to people's houses and say hi,
22 I am Laura, would you like to vote for me.

23 That's my comment. Because I did talk
24 to several people that couldn't be here today that

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1 about your interest to be on the Board.

2 There is no hidden agenda here, folks.
3 There is no hidden agenda about who should be on
4 the Board, who shouldn't be.

5 Laura, I encourage you. You are on the
6 ballot for sure. They will gather all the votes
7 up. I hope it goes your direction. We would like
8 to have people like you on the Board truthfully.

9 A SPEAKER: I don't care if I am not vice
10 president. I would like to be -- write in a new
11 committee and let me handle it. Because I just
12 think we need somebody else to help the people.
13 I'm like you Mr. -- I don't know what your name is.
14 Are you Mike?

15 MR. BARBOUR: Yes.

16 A SPEAKER: I am like you, I came from a
17 police officer, blue collar. We knew everybody in
18 our neighborhood. My parents made us kids go and
19 cut everybody's lawn, for free, shovel their snow.
20 I want to do that in our community. We need to
21 start helping one another and don't just think of
22 yourself, my house is beautiful, their's should be
23 beautiful. Why not talk to your neighbors.

24 I know most of my neighbors. That's

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1 said I just voted for everybody that was on there.
2 That's just not fair. They don't even know who
3 these people are.

4 A SPEAKER: Your name was turned in on a few
5 of them.

6 A SPEAKER: I just was talking, but I would
7 like to actually speak and let people know who I
8 am. I don't want to put my name down. Just like I
9 don't want to vote for you people because your name
10 is on there.

11 A SPEAKER: It was on there to talk tonight.

12 MR. BOLSTAD: I will be honest with you, how I
13 was on the Board, I actually -- when people moved
14 away, we actually went to the meeting and they were
15 looking for people to be on the Board.

16 A SPEAKER: That's why I am here tonight. I
17 want to be on the Board.

18 MR. BOLSTAD: If you look at the bylaws, it
19 states how you have to send out the information to
20 the homeowners in that type of format. So I'm not
21 disagreeing with you.

22 A SPEAKER: How did they know?

23 MR. BOLSTAD: I am not disagreeing with your
24 opportunity to talk with people and talk to people

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1 what I am all about. I am not here to say you are
2 bad, you are bad. That's not it. What can we make
3 it all good so that we are all in the same.

4 Everyone has great ideas.

5 MR. BOLSTAD: Like I said, you will be on the
6 ballot. A lot of the people in this room I think
7 have heard you for sure. I think there is an
8 opportunity.

9 A SPEAKER: Thank you.

10 MR. BOLSTAD: Going forward, we will
11 definitely maybe have to entertain looking at
12 having people that are up for Board election to be
13 able to talk to people.

14 A SPEAKER: Do we not have that opportunity?

15 MR. BOLSTAD: You have that opportunity
16 tonight.

17 A SPEAKER: We do.

18 MR. BOLSTAD: You have that opportunity
19 tonight. That's what this election is all about.

20 A SPEAKER: Reading the bylaws, there can be
21 five people on the Board.

22 MR. BOLSTAD: You are right. Depending on the
23 votes. Why don't you be the secretary. There is
24 no secretary. You can write your name in as the

80

1 secretary.

2 A SPEAKER: Why don't we get other opinions?

3 A SPEAKER: I want to be community relations.

4 That's what I want to be. I am already secretary

5 for running my bunco clubs and my girl's night out

6 clubs, all that stuff. I want to be with the

7 people. I just don't want to sit here and take

8 notes. I want to be in our subdivision.

9 A SPEAKER: Here is my question. Here is my

10 basic question. What are the responsibilities of

11 each one of these positions?

12 MR. BOLSTAD: That's exactly --

13 A SPEAKER: What is the responsibility?

14 MR. BOLSTAD: You know what, there are only

15 five of us folks. Everybody contributes the same,

16 regardless of your title or whatever, on the Board.

17 Everybody's input is welcome. You know

18 what, when we say -- this is how the bylaws were

19 set up, that you needed to have that structure and

20 that's how it is determined. So we have to earmark

21 somebody for the particular position.

22 A SPEAKER: What if that fifth spot, what if

23 you use the highest vote getter -- if a higher vote

24 getter -- then you have the four other spots would

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1 use the highest vote getter as the fifth position.

2 If everybody has really no title per se.

3 MR. BOLSTAD: You know what, we wouldn't be

4 able to change that now because this is how the

5 bylaws state that we have to administer this

6 election.

7 You can do it in writing on the bottom

8 for secretary position. And shame on us that we

9 didn't put an open category on there for the fifth

10 person. Thanks for bringing that to our attention.

11 You can definitely write that person in down there.

12 The votes are all turned in. They are

13 calculated through the accountant here. That's

14 basically it. Nothing really out of the ordinary

15 with that election process.

16 A SPEAKER: For change of bylaws, what

17 percentage of the votes do you need to change a

18 bylaw?

19 MR. BOLSTAD: Unfortunately Rich the attorney

20 left, so I would have to ask that question to him.

21 Because it's not as easy as just changing the

22 bylaws. You have to go through this process. I

23 don't know exactly what the whole process is. All

24 I know is to be able to make other additional

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1 changes --

2 A SPEAKER: You can't change the bylaws per

3 se. You can change the rules and regulations.

4 MR. BOLSTAD: That's where I was going. You

5 can adopt the rules and regulations that will cover

6 things as well.

7 The bylaws, again, I would have to go to

8 Rich to see what his feedback is. We may have to

9 go to an Association attorney to determine that. I

10 know Rich doesn't practice that.

11 A SPEAKER: The bylaws are the people

12 collectively made a decision and you stand by it.

13 It seems like collectively, if 90 percent of the

14 people felt a certain way about something, it seems

15 like the bylaws --

16 A SPEAKER: You would have to look at an

17 attorney and have to try to rewrite that. You

18 would have to have a majority of the homeowners be

19 involved with the changes and approve the changes

20 before anything can be incorporated, I believe.

21 Again, Joe, I wish I knew more about it. I

22 honestly don't.

23 That will be in the minutes too and we

24 will follow-up with that.

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1 MR. BARBOUR: Moving forward here.

2 A SPEAKER: I have some proxies from people.

3 When I look at my voting, there wasn't a place for

4 me to put my name. How would you know how the

5 proxies are voting?

6 MR. BOLSTAD: There was a second page to it.

7 All the forms, if you have forms to turn

8 in, if you bring them up to Pat. We have

9 additional forms if you don't have forms.

10 On behalf of the Board, we would like to

11 thank you for coming tonight. You will definitely

12 see some better communication lines opening up.

13 Thank you. We appreciate it.

14 (A recess was had.)

15 President: Randy Bolstad got 27 votes.

16 Second place, Debbie Dabulskis got 20 votes.

17 Vice president: Rich Holmberg got

18 22 votes. Second place, Laura Meyer got 13 votes.

19 Second Vice President: Mike Barbour got

20 23 votes. Second place, Laura Meyer got 15 votes.

21 Treasurer: Pat Gallagher got 30 votes.

22 Second place, Wally Valez got 6 votes.

23 MEETING CONCLUDED

24

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