

The Estate Homes of Verona Ridge Homeowners Association Aurora, Illinois

A Board of Directors Meeting of The Estate Homes of Verona Ridge was held on, November 18th 2020 in accordance with the by-laws for the community.

Call to Order

Meeting was called to order at 7pm by Frank T.

Roll Call

Board Members present:

- President: Frank Talesky
- Vice President: Steve Foote
- Treasurer: Joanna Walczykiewicz
- Secretary: April Coleman
- Director: Todd Gould

Also Present: Kelly Hayes, Property Manager from ACM

AGENDA

Guest Speakers

Alderman Carl Franco – Spoke about looking into why we have so many accidents occurring in our subdivision, economic development in Ward 5 and the effects of COVID 19 and snow plowing in our community.

Kevin Rische from Trillium- Gave us an update on what was accomplished in the wetlands over the past year, what needs to be done in 2021 and what grants have been applied for.

Agenda Modification

None

Approval of the Minutes

Steve F. asked for a motion to approve the September 16th 2020 Minutes.
Motion seconded by Frank T. Approved by all.

President's Report

- Updated the community on the tree versus car accident (9/25) and we are awaiting a tree replacement from the city.

* Tree Replaced by city 12/11/20.

- Monument lights were out (late September) for a brief period and are now fixed.

- We interviewed Landscaping Companies for the 2021 season.

Treasurer's Report

Joanna W. provided Treasurer Report

*The Estate Homes of Verona Ridge
Homeowners Association
Aurora, Illinois*

- Total Assets- \$166,279.66
- Total Liabilities- \$18,200.47
- Total Operating- \$87,516.58
- Total Reserve- \$60,562.61
- Total Equity/Reserve- \$148,079.19

Old Business

Landscaping Contract- Interviewed 4 new landscaping companies due to Sebert's increase in price and failure to consistently service all of the neighborhood's common areas

New Business

2021 Wetlands Contract (Trillium)

2021 Budget Adoption- Possibility of raising assessment fees in the next few years due to rising costs.

2021 Board Meeting Dates- February 24th 2021, May 26th 2021 (Annual), August 25th 2021, November 17th 2021

Mailbox Discussion- Board will start looking into approved mailboxes for the community.

Motion to: Hire Semper Fi as our new landscaping service

Made by: Frank T. Seconded by: Todd G.

All in Favor: Y Motion Carries: Y

Motion to: Approve the 2021 Trillium Contract

Made by: Frank T. Seconded by: Joanna W.

All in Favor: Y Motion Carries: Y

Motion to: Approve the 2021 Budget

Made by: Joanna W. Seconded by: Steve F.

All in Favor: Y Motion Carries: Y

Open Homeowner's Forum

Homeowners discussed mailbox replacement options.

*The board approved 3 mailbox styles (Frankfort, Ryland Single and the Gibraltar Locking Mailbox) and arranged a community discount through US Post. (Detailed info is on the Verona Ridge and ACM websites)

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*DeerPath resident's mailboxes are "grandfathered in" until damaged or broken

Adjournment to Executive Session

Frank T. motioned to adjourn to executive session at 9:14pm,
April C. seconded the motion. Motion unanimously approved and carried.

Reconvene

Steve F. motioned to resume regular meeting at 10:35 pm, Frank T. seconded the motion. Motion unanimously approved and carried.

Adjournment

Steve F. motioned to adjourn Board of Directors meeting at 10:38 pm, Frank T. seconded the motion. Motion unanimously approved and carried.