

Green Acres Homeowners Association 2007 annual meeting  
(Approved at 2008 annual meeting)

April 21<sup>st</sup>, 2007

Naperville Township Building conference room  
Naperville, IL 60540

- A. Call to order  
President Steve Grobl called the meeting to order at 9:07 am
- B. Welcome New Residents
- C. Introduction of Officers, Committee Chairs and Guests

Board members present were:

- Steve Grobl President
- Bill Cornish President Elect (appointed position)
- Fred Turek Vice President
- Dave Gurnik Treasurer
- Dave Ellsworth East Zone Director

Board members absent were:

- Deb Beaird Secretary
- Kathy Blackburn North Zone Director
- George Bennett South Zone Director
- Christine Robinson West Zone Director

Also present:

- 27 homeowners were present for the meeting
- Jack Dellinger, DuPage County Sheriff neighborhood liaison who presented a variety of safety issues including the new Guardian Program for those living alone and the importance of using 911 for any safety concern, not just “real” emergencies.
- Carol Bertulis, town clerk, Naperville Township who explained how residents could apply for passports at her office and register to vote.

D. Reports from Officers

1. President’s report

Steve Grobl reported that all officers are now accessible via email. The architectural committee has been reestablished and will review plans for new home construction to make sure they meet restrictions and covenants of Association including setback requirements. A process is set up to collect dues that are past due at closing on new construction. Additionally a “welcome to the neighborhood” letter goes to all real estate agents and builders involved in neighborhood properties reminding them of covenant

requirements and deed restrictions. We have been named a stakeholder in the ongoing Caroline Martin Mitchell property reallocation discussions that began because of a need/desire to expand by Edward Hospital, Naperville Central High School and Naperville Cemetery. Finally Ribfest and neighborhood parking concerns will be an issue confronting the new board.

2. Vice President's report

Fred Turek reported that the Fourth of July roadblocks and security process would be similar to 2006 with two security guards staffing the three entrances to Green Acres. Fred will attempt to get additional "No Parking" signs to fill in large gaps between signs. A new neighborhood directory is scheduled for later this year. Fred requested that residents provide him or their zone director with any pertinent information for the directory including preferred vendors, reliable baby sitters and home based businesses. Goal for new directory is August 2007.

3. Secretary's Report

Steve Grobl submitted the minutes from the 2006 annual meeting in Deb Beard's absence. A motion was made and seconded to approve the minutes as presented. The motion was approved.

4. Treasurer's report

David Gurnik presented the Treasurer's Report with a summary of financial activity for the year.

As of 4/19/2007 the Association had \$16,735.03 in cash and bank accounts with no liabilities. This included the new legal reserve fund with a balance of \$4,737.52. 81% of homeowners paid dues in 2006. \$5,000.00 of 2007 dues has been collected to date or 60% of all homeowners. A reminder will be sent to those homeowners that have not paid.

The 2006 Budget was presented and is included herein. The treasurer's report was approved as submitted. The budget was approved with one addition, \$100.00 for Green Acres entrance sign bush(s) and an increase in budgeted dues collected to \$6,100.00

5. Zone director's report

Dave Ellsworth reported that he had contacted 5 garbage haulers in an effort to determine if recent refuse/recycling price increases are justified or if we should go out for bids for this service. He will be following up. Additionally it was recommended that a note be placed on the green sheet to remind residents that garbage should be in containers with lids and that it should not be put out for pick up until the day pick up is scheduled.

6. Reports from standing committees

1000 Naperville – Plainfield Road property, Fred Turek, reported that the current park district commissioners are more favorably disposed to buying this "Clark" property from the developer and converting it into park district property. Current value is estimated at \$3.25 million. Residents can help this effort by lobbying the park district and speaking up at park district meetings.

Social committee – Steve Grobl on behalf of Barb Jarosz thanked everyone who volunteered their time, effort and homes to make the social committee’s activities a great success. A special thanks went to the Kuhns for hosting the 2006 summer picnic. 2007 picnic details are still being finalized with a late September date planned.

Trap shooting committee – Dave Grobl reported that the Sportsman’s Club operates the trap shoot for 10 hours per week and it is one of the park district’s few programs that turn a profit for the park district.

E. Old Business: None to report

F. New business

1. Steve Grobl proposed that next year’s annual meeting be held at the township offices on 4/19/2008. The motion was approved.
2. Green Acres parking issues. A lengthy discussion was held on the impact of parking on the neighborhood especially during summer activities and whether further restrictions are required. There were concerns expressed that emergency vehicles could have difficulty getting access to homes when cars were parked on both sides of our streets. A motion was made by Bill Cornish and Mary Ann Kuhn directing the board to explore the options available to eliminate the parking problem during special events. This motion passed. A second motion was made by Rick Mouche to direct the board to investigate the possibility of establishing policies to be put in place for neighborhood parking for private functions. This motion also passed.
3. The nominating committee proposed the following slate of candidates for two year terms:  
Bill Cornish President  
Gary Young Secretary  
Kathy Blackburn North Zone Director  
Dave Ellsworth East Zone Director  
No other nominations were received.  
The slate was elected by unanimous vote  
President elect position will remain open for now but it was recommended by the nominating committee that an active search be implemented for candidates for this position.
4. Marianne Kuhn thanked all of those who helped with landscaping around the new entrance signs.
5. A special thank you went to Steve Grobl for hosting breakfast for the annual meeting.

Respectfully submitted

Gary Young Secretary