

**Seasons 4 HOA
Meeting Minutes
6/25/2024**

I. Meeting Called to Order at 7:07 pm

- Board Members in attendance: Janet Sickler, Julie Walker, Chris Cummings, Vickie Menard, Gerace Olson
- Board Members absent: Michelle Caravello, Rich Santiago
- Committee Members in attendance: Samantha Kadonsky
- Community Members in attendance: none

II. Approval of 5/28/24 Minutes

- Motioned by Janet
- Seconded by Gerace

III. Officer Reports:

A. President - Michelle

- Added to both of our bank accounts. Received a debit card for social/maintenance usage.
 - Julie will keep the card and distribute it for expenses
- Created a 10-day demand and 1+ year past due letters for unpaid assessment dues. Shared with Julie and Janet.
- Looking into a place called Axela as a service for our dues collection. Supposedly they do not get paid until they collect.
 - Janet has a company to look into also
- Last 3 months of bank statements have been printed for review.
 - Janet will email bank statements and Credit Card statement each month before HOA meeting

B. Vice President/Communications - Rich

- Absent
- No report
- Board report:
 - Rich to post on Facebook about donations for HOA picnic raffle prizes

C. Secretary - Julie

- July unpaid lot letter~Michelle's 1+ year letter with edits
- August unpaid lot letter~Michelle's 10-day demand letter with edits

D. Treasurer - Janet

- 220 paid lots as of 6/25/24
 - 72 seniors
 - 148 full dues
 - 13 board/committee members
 - 233/256 lots total including board/committee members
- 4 payment plans
 - 1 senior
 - 3 full
- 19 unpaid lots
 - 3 senior
 - 16 full
- 4 Voluntary lots
- 2 Sponsored lots
- Gas: 349.25
- Electric: 813.09
- Water: 430.25
- Overdue accounts
 - June 15 letter: June reminder notice
 - Full: \$539= \$597.09
 - Senior: \$485=\$542.28
 - July 15 letter: 1+ year unpaid dues letter
 - Another 1.5% interest monthly charge added
 - Full: \$539= \$606.05
 - Senior: \$485= \$550.41
 - August 1 letter: 10-day demand letter
- Former landscaping company: Home Pride not paid until they provide proof of work done

E. Pool - Gerace

- Pool season is off to a great start now that the heater is up and running. Chris will turn down 1 degree
- We are still losing water and Chris can tell more about that
- First private pool party went well : 7:30-11:00 pm
- Dates for grade school parties were confirmed with Samantha
 - July 24: 3,4,5 8:30-10:30
 - July 31: 6,7,8 8:30-10:30
- Float and Flicks?
 - Samantha, Gerace, Chris

- July 5: will post at pool 2 different movies and vote
- Doors open 8:30
 - Chris will poll his kids to get choices

F. Social - Samantha/Rich

- Booked for picnic 12-5, 7:30-11:00 (budget for 150)
 - Moonwalk
 - Steel drums
 - Food
 - Reptile show
 - Diving for dollars/baggies
 - Foam party
 - Smores
 - Popcorn machine
 - Cotton candy??
 - Speaker for music
 - Raffles? Will ask Rich
 - Water, ice cream, pop
 - Nachos
 - Tattoos?
 - School of Rock? Schaumburg kid band: reach out to Janet for details
 - Pool open for After-Party

G. Maintenance - Chris

- Clubhouse HVAC Freon refill did not hold. Suggestion of 3 separate HVAC companies was to replace the aging system.
- Ridgeway heating was selected and able to install in the attic during a heat wave in time for weekend rentals.
 - They will be back to finish heating-end of install. Cooling is working great
- “Keep doors closed” signage installed for improved efficiency
- Pool heater stopped working due to burner tubes being partially melted.
 - Joe Fara was able to source replacement parts and install
 - He believes the original install had the gas flow too high causing the damage
 - Unit and labor is out of warranty
- New towel holders installed on clubhouse side

H. Clubhouse & Reservations - Vickie

- HOA Picnic: party day after? Yes
 - Cleaning~ 7:00 Saturday

IV. New Business

- None

V. Concerns from Community Members

- None

VI. Announcement of Next Month Meeting Time:

- Tuesday, July 30, 2024, 7:00 pm at the Seasons Four Clubhouse

VII. Meeting Adjournment at 8:42 pm

- Motioned by Janet
- Seconded by Gerace