

Seasons 4 HOA  
Meeting Minutes  
10/29/2024

I. Meeting Called to Order at 7:03 pm

- Board Members in attendance: Michelle Caravello, Rich Santiago, Julie Walker, Chris Cummings, Vickie Menard, Gerace Olson
- Board Members absent: Vickie Menard
- Committee Members in attendance: Samantha Kadonsky
  
- Community Members in attendance: Rob Walker

II. Approval of 9/24/24 Minutes

- Motioned by Gerace
- Seconded by Chris

III. Officer Reports:

A. President - Michelle

- Village update on plans for flood areas: Final design is underway, survey work in the field has been completed and soil borings have been taken. They plan to meet with us to discuss improvements as the design progresses. Invited them to our meetings and they said they will reach out.
- Julie has been added to our HOA bank account and has the other PO box key
- Combined our 2 checking accounts to avoid double fees by bank
- Reply from insurance company regarding Poochie Plunge: Your insurance policy doesn't really come out and state that it covers accidents involving humans only, so I feel that it would all depend on the circumstance and the injury. From a liability standpoint though, you would probably be responsible if a dog is injured but the association must be negligent in some way before insurance could respond. Your attorney might have some thoughts on this subject also.
- Gave Chris a quote for snow removal from Giovanni's. They are very interested in staying with us throughout the winter.
- All bills have been paid and all that are able to be on autopay are now set up.
  - Gas Sept \$672.90 Oct \$251.01
  - Water Sept \$487.81
  - ComEd Sept \$752.90 Oct \$450.29

- Trash pickup ended 10/28/24
- Purchased stamps and ink to print invoices
- Requested statements from Home Depot account
- Bank statement for review
- Credit card application requires year end financial statements (balance sheet, cash flow, etc) from 2022 & 2023.

#### B. Vice President - Rich

- Removed [Seasonsfourinfo@gmail.com](mailto:Seasonsfourinfo@gmail.com) from website
  - Creating new email to go to Rich and filter
- Updated website with meeting minutes and future rentals
- Adult Events Survey Results
  - 47 responses
  - Bingo: 37 yes/10 no
  - Bunco: 24 yes/23 no
  - Line Dancing: 22 yes/24 no
  - Suggestions
    - Ice cream/chess/trivia/game/cards/cooking/wine/ summer aerobics/open mike/chili/ cookoff/football/bags/poker/sip and paint/legos/gardening/field trip to Lynfred/zoomba/fantasy football
- Facebook group has 205 members
- Need to create a Christmas event page once more information is finalized.
- 110 views on website last 7 days (75 views on day email went out)

#### C. Secretary - Julie

- 251/256 lots paid including board/committee members
- Closing of 1034 Fall Circle 11/12/24: Closing letter sent 10/18/24
- Closing of 648 Springfield Court 11/1/24: Closing letter sent 10/22/24
- 1024 Summerfield Drive for sale
- Up Date on To-Do List Items:
  - Editing and copying Welcome Letter still needs to be done

#### D. Pool - Gerace

- Nothing new with pool side that Chris is not handling already

#### E. Social - Samantha

- Halloween party: need more entertainment, structure
- Christmas party: last 2 years, less than 10

- Possible small adult party on a Thursday?
- Possible less expensive small children party?
- Possible craft?
- Possibly have parents buy gifts for their kids, wrap gifts, label w/ name, and Santa hands them out?
- Possibly move the date to winter break after Christmas?
- Possible Halloween decorating contest?

#### F. Maintenance - Chris

- Clubhouse email blocked at times
- Bought new mop and bucket
- Snow removal quotes
  - Home Pride: 2 inches: dispatched \$275
  - Giovanni's: Per push, 1-3 inches: \$350 for plowing, shoveling, salting
    - Michelle will send Chris his info
    - Chris will ask to match Home Pride's quote
  - ALM Group: \$220 plowing, \$110 shoveling, \$45 per 50 lbs of salt, \$300 rock salt

#### G. Clubhouse & Reservations - Vickie

- No report~absent

#### IV. New Business

- none

#### V. Concerns from Community Members

- Possible quarterly printed newsletter?
- Possible HOA signs to let homeowners know of HOA meetings?

#### VI. Announcement of Next Month Meeting Time:

- Tuesday, Nov. 19, 2024, 7:00 pm at the Seasons Four Clubhouse
- December meeting/decoration contest on Dec. 17, 2024, 7:00 pm

#### VII. Meeting Adjournment at 8:25 pm

- Motioned by Rich
- Seconded by Chris