

BLOOMFIELD WEST II

HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Firehouse #5

July 12, 2021

Called to Order by President Scorsone at 7:01pm

Present: Vince Scorsone, Cathy Bohlin, Abrar Masud, Michelle Burgess, Steven Mertes, Robert Smith

Summary of Mayor Q&A

The Mayor invited the Village Co-Administrators: Lucas Rickelman and Ken Teppel, along with Chief Rompa and a representative from Public Works.

Homeowners and the HOA Board were able to ask questions.

1. Residents from Parkside Drive questioned the timing and need for a controlled burn behind their homes to prevent invasive plants and trees from encroaching on private property. A similar concern was voiced from a resident on Trails End Lane that backs up to the prairie between BWII and Kings Road. Homeowners are frustrated with a lack of follow through by the Park District on plans for a controlled burn. The Mayor said she would follow up with the Park District who owns the land.

2. Construction Around Town

A. A 12 building, high-end apartment complex is being built behind Andy's on Weber Road. The community will be gated.

B. 200+ new homes are going up across from Naperbrook Golf Course on Hassert Blvd. The builder is Pulte Builders. Homes are zoned for Dist 204. Part of this new development will include the extension of Hassert Blvd to 2 lanes in each direction between Kings and Naper-Plainfield.

C. Rt53 and Rt55 shopping center

Tool shop is going into end cap. Owner of the shopping center wants the Village to help rehab space. Village is negotiating with owners, but the process has been very slow. Part of the plan for the property will need to be a 3-acre storm retention pond.

3. Residents voiced concern about activity in people's backyards that might violate Village code. The response from Chief Rompa: Police can only investigate what is seen from street. HOA will work with Code Enforcement to resolve issues.

4. Update on Garbage contract

The current contract with Groot ends in April 2022. The Village is soliciting bids from other vendors and will evaluate all options.

Currently, lids for blue recycling bins are available for free at Village Hall. Smaller totes (up to 32 gallons) are also permissible for recycling; however, many homeowners are not taking

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advantage of toters. Also playing into the decision is the idea that recycling is phasing out. There is no longer a demand for recycling materials. The Mayor suggested the HOA consider revising HOA Rules and Regulations to include garbage toter language.

5. Crime

Joliet, Aurora and Chicago are experiencing an uptick in crime. Chief Rompa attributed this to a rough year and the mental toll experienced by residents. Bolingbrook is having issues with speeding and fireworks. They are also seeing an influx of “transient burglars” who are taking advantage of complacency; unlocked doors/windows, etc.

The chief encouraged everyone to subscribe to “Brook Police News” which will send out automated alerts to the community. In June, 18 alerts were sent out. This is part of an effort to increase transparency. The Bolingbrook Police Department answers about 50,000 calls/year. The alerts system is used to highlight events, when there is a danger to public, or when the communities help might be needed.

In response to national events over the past few years, the police department has partnered with Amita Hospital to have social workers available to assist with people who may benefit from those services. The department continues to practice de-escalation tactics when responding to calls.

Coffee with Chief events will resume soon. In addition to morning events, the police are looking to engage the community at public events around town. Any questions: police@bolingbrook.com fire@bolingbrook.com

6. Tornado Sirens

Inclement weather sirens are tested the 1st Tuesday of Month. After the tornados in June, all sirens were tested and were in good working order. These sirens are designed to warn people who are outside to get to safety. Residents should rely on other alert systems inside the residence.

7. There is no street parking between 2am-6am. Exceptions can be made for overnight guests, driveway maintenance, etc.

8. A Village permit is required to remove a tree whose diameter is greater than 6”.

9. The SSA that is included in the property tax bill can be paid off early.

10. There were plans to put a fountain in the center of the Kings Road round-about. The fountain was cancelled when the project went over budget.

11. The Village is discussing allowing Cannabis sales within the Village. Please attend Village

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Board meetings if you feel strongly on this topic.

Approval of May minutes. (Scorsone, 2nd Masud)

Incomplete/Old Business

Search for new management company

Recommendations provided by Acres.

Cai-Illinois.org

Resources > management

Solicit recommendations from Tressler

Burgess will reach out

Consolidation of Bank Accounts

5/3 Bank accounts closed. Money at Chase.

Mertes contacted Chase re: opening Savings account at Chase.

Management report

Financial

Total received: \$52,535.20 100% of budget.

91% (30690) of homeowners are paid in full.

127 (38%) /338 payments received via Zelle

Administrative

3 paid assessment letter, 8 Alterations Approved: Fire pit, patios

Processed Zelle and PO Box payments

Paid bills and reconciled checking and savings accounts

5 Welcome Letters

Architecture Alteration Approvals: 12

Fence: 3

Pergola

Patio: 4

Roofing: 2

Shed: 1

Garage add: 1

Track book search executed for 4 properties.

Inspection

2 inspections performed.

Driveway maintenance, Wooden surfaces, Stains on concrete driveways, parked vehicles, B-Ball

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hoops, car parked across sidewalk, mailbox, fence support, landscape maintenance

Landscape Work

Watering at monuments. Bob will double check what was communicated to Acres.

Website update

Website needs to be updated and include recent copies of minutes.

Bohlin will send old minutes to Smith.

Website update: Send pictures to Abrar.

Community Event:

Food Truck: Rainbow Ice Cream (Abrar)

Motion to adjourn 9:10pm (Scorsone, 2nd Bohlin)

Motion to Open Executive Session (Scorsone, 2nd Bohlin)

Motion to adjourn 9:15pm. (Bohlin, Scorsone)