

Stone Creek HOA Annual Meeting Minutes, October 21, 2024

Meeting held at Oskee's, 2nd floor

Members present: Chad Beckett, Chad Detamore, Jessica LaRosa, Linda Matkowski, Jon Reichard, Tom Roth, Kamil Tamimie

Board President, Tom Roth, began the meeting at 7:01pm. Tom welcomed everyone in attendance and introduced the members of the Board. In the welcome, Tom mentioned that this is the 4th year of the HOA and the 25th year of the golf course. Tom encouraged all in attendance to be a neighbor first and seek to help those around you.

Jim Buyze – Golf Course and Restaurant Update

Jim introduced himself as well as Kathy Hug, Associate Athletic Director at the University of Illinois and Jennifer Tuttle, Food and Beverage Manager of Oskee's.

Jim noted that the golf course has been busier than it's been in the past, mostly attributed to high attendance at the Illinois football games. The course has been named as a host site for the NCAA Regional in mid-May 2025. In advance of this event, the last day of play will be Sunday, May 3rd. The golf course and driving range will close for the winter on November 4th.

The college of ACES has been working with course officials for green space and prairie restoration. Focus areas are between the 7th and 8th holes, the triangle between the 11th tee and the 12th fairway, and area around the 13th hole. This will be university and student led project, so Jim emphasized patience. The work will begin on November 16th and will complete by 2030. Grant funding will be utilized to identify nuisance trees and to determine which trees will be most successful over the long term.

After the course closes for the season, the pro shop will remain open, Monday-Friday 10-5 and Saturday/Sunday 10-4. Hours will change closer to the holidays.

Jim thanked everyone for their patience with Oskee's Sports Pub. There have been leadership and chef changes since it's opening, but noted there is a better team in place now so product and service should be consistent. Brunch is now being served from 8-2 on Saturdays and Sundays. Starting November 4th the restaurant will be closed all Mondays and Tuesdays. Hours will be Wednesday-Friday 11-7, Saturday 8-7, and Sunday 8-2.

Meeting rooms are available for rent. Sky View room will undergo a minor renovation beginning next Monday. There will be big screens added to the room, soundproof tiles added to the ceiling, a permanent coat room with doors, and a more permanent bar structure. This room holds up to 150 people. The Champions Lounge (close to golf shop) holds 50 people, and the Victory Room holds up to 20 people.

Finally, Jim mentioned that golfers are responsible for what happens to their ball after it is hit. If someone's home is hit, Jim will try to work with the homeowner to identify the responsible golfer, but it is very difficult.

Questions for Jim

- Is there maintenance planned for the area around the 6th hole?
 - The plan is that it will be mowed once per year. Special equipment must be rented to mow this area. Some trees will also be cut down in this area.

- The pond near the 4th hole has looked bad all year. What are the long-term solutions?
 - Jim acknowledged that the ponds are an on-going issue. They are looking at fountains and aerators in certain areas. Dredging is not sustainable. Chemicals can't be added because it will end up being sprayed on the golf course. It will be a multi-year process to remediate.

Grounds Committee Report – Jessica LaRosa

Jessica provided those in attendance with the end of season grounds report. Per the report, it notes the following:

- Pond Maintenance
 - The pond, connected to the golf course irrigation, requires ongoing scum mitigation. Trash clean-up is needed, and volunteers are welcome. Jessica encouraged walkers to take a bag with them and collect trash around the pond.
- Fountain Replacement
 - The old fountain was replaced with a new Otterbein fountain at a cost of \$10,000, which included a 10-year warranty.
- Lighting & Spigot
 - One tree light is currently out. The spigot at High Cross is now functional, easing flower bed maintenance.
- Plantings & Flowers
 - Begonias, marigolds, salvia, and mums were planted. Plans to experiment with new flowers at the pond garden are underway for spring.
- Tree Loss
 - Six trees were lost this season, with potential replacements pending from the city. Many crab apple trees are aging, with more expected to be lost next year. Jessica encouraged the membership to utilize the city's cooperative tree program and defer to the grounds committee for placement of the trees.
- Turf Management
 - Turf on Stone Creek Blvd has suffered from crabgrass overgrowth due to past droughts. Aeration and overseeding are planned for repair.
- Windsor Creek Bed
 - Work is ongoing to remove cattails and invasive plants, with regular maintenance needed.
- HOA Property Maintenance
 - The HOA is responsible for various common areas, including the Stone Creek Blvd and Windsor creek bed. The committee anticipated the need for additional funds as volunteer capacity decreases. Cindy Capek, Ed Harvey, Diane Durbin, Dave Tjaden, Paulette Cantrell, Jim Cantrell, and Jessica LaRosa have worked many hours this season to keep the ground looking beautiful.

Questions for Jessica

- Is the Board working with the developer for the lots between Colorado and Amber?

- Yes. The Board is working to get an agreement in place, but it has not yet been added to the covenants.

Architecture Committee Report – Jon Reichard

Jon started his report with a reminder that this committee is working under the purview of the bylaws and covenants. The committee has 4 members: Jon Reichard, Jeff Blue, Chad Detamore, and Ed Harvey. Between October 2023 and September 2024, the committee reviewed 45 project requests. This included 19 new builds, totaling 54 new builds over the last 3 years. Also reviewed were 13 fence projects, 10 landscape plans, 2 solar panels, and 1 deck. Jon has been sending letters to homeowners who have not submitted a landscape plan within the 1-year timeframe for completion. As a reminder, home improvements, additions, and modifications need to be submitted to the committee for review to ensure they are in line with the covenants.

Questions for Jon

- Will the lots that are zoned ag/educational be developed by the University?
 - This land is owned by the UI Foundation. For it to be built on the necessary infrastructure will need to be added. If this happens, it will be years from now.

Treasurer Report – Linda Matkowski

Linda provided copies of the Treasurer's report during the meeting. Overall, the HOA is in a similar state as last year. The budget was adjusted to reflect spending over the last year. An increase in HOA dues is not being proposed for this year but is a possibility in the future.

Linda mentioned that many new homeowners don't realize they are part of an HOA and therefore we are missing collecting dues. Linda encouraged reaching out to new neighbors to encourage them to reach out to her and check the HOA website.

Questions for Linda

- Is it worth putting a lien on properties who are not paying dues?
 - Linda has found that knocking on doors has been a more effective strategy.

Annual Board Elections

Linda explained the annual election process using the election buddy program. There are 3 positions open for election with all incumbents seeking re-election. If interested in running for the Board, candidate statements are due by 10/29 and will be distributed to homeowners. Voting will run from 10/31 – 11/4 and the final announcement will go out on 11/5. Reminder to check junk or spam folders for voting email.

Questions and Discussion

No questions from the audience.

Meeting ended at 8:17pm.