

Stone Creek HOA Annual Meeting Minutes
October 23, 2025
Meeting held at Oskee's, 2nd floor

Members Present

Chad Beckett, Chad Detamore, Jessica LaRosa, Linda Matkowski, Jon Reichard, Tom Roth, and Kamil Tamimie

Welcome and Opening Remarks – Tom Roth

Board President Tom Roth called the meeting to order at 6:01pm and welcomed everyone in attendance. He introduced the members of the Board and noted that this marks the fifth year of the HOA and the twenty-sixth year of the golf course.

Tom thanked all volunteers for their continued contributions. He emphasized that as the neighborhood has matured, the Board's responsibilities have evolved. Many of the volunteer-driven tasks that helped establish Stone Creek will soon need to transition to professional management.

Over the next year, the Board plans to focus on:

- Transitioning key administrative and maintenance duties to professional staff
- Enabling electronic payment of dues
- Upgrading the HOA website to allow easier communication, updates, and online dues management
- Continuing maintenance and improvements at the Smith Road and Colorado entrances

Tom noted that these initiatives will likely require dues increase in the coming year. The HOA may also need to use reserve funds to cover certain projects.

He reflected that Stone Creek has moved from being “a subdivision” to a fully developed “neighborhood,” with very few empty lots remaining and the University of Illinois concluding lot sales.

Golf Course and Restaurant Update – Jim Buyze

Jim provided an update on behalf of the Stone Creek Golf Course and Oskee's Restaurant.

- The golf course will remain open through November 9th.
- The course and restaurant will be closed on Mondays and Tuesdays, though hours may adjust for Illinois men's basketball games.
- Current restaurant hours are Wednesday – Friday 11a.m. – 8p.m. and Saturday – Sunday 9a.m. – 8p.m. with brunch on weekends.
- Live music events are planned for warmer months, including performances on the patio when weather allows.

Oskee's now offers catering and takeout, with online ordering available through Easy Cater (48 hours' notice required). Upcoming improvement includes renaming the patio the Allen and Nancy Carter Terrace, adding a fire pit, new TVs, lighting, and a pergola to enhance evening ambiance.

Jim also discussed the ongoing pond challenges. Despite rebuilding three pumps and replacing nine others, vegetation continues to be an issue due to shallow water depth. Course management is reassessing next steps.

Additional updates included:

- A new front-of-house service manager will be joining from Lake of the Ozarks.
- Isolated incidents of vandalism and theft have occurred, and University police have been in contact with residents with cameras.
- The golf course and restaurant remain operated by the University's Athletic Department.
- 106 lots were originally donated to the Foundation; the Chancellor's lots remain on hold for future use.

Grounds Committee Report – Jessica LaRosa

Jessica presented the 2024-2025 End of Season Grounds Report on behalf of the Grounds Committee.

The Grounds Committee, consisting of Cindy Capek, Ed Harvey, Diane Durbin, Dave Tjaden, and Jessica, dedicated significant time and effort this season to maintaining the neighborhood's appearance.

Pond and Fountain – the HOA pond is connected to the golf course waterways and used for irrigation. Course management periodically treats scum but must be cautious with chemicals. The hot-dry summer caused vegetation growth that interfered with the fountain's operation, prompting it to be shut off to prevent motor damage. Additional treatment may be needed next season.

Stone Creek Boulevard – due to weather conditions, the boulevard turf struggles with crabgrass overgrowth. The committee hopes to apply additional post-emergent treatments next season, contingent on budget.

Lighting – two streetlights at the High Cross entrance were replaced with energy-efficient LEDs.

Plantings – the committee planted begonias, marigolds, salvia, and mums to complement perennials and added orange coneflowers to the High Cross garden. Plans for next year including adding coreopsis and SunPatiens.

Trees – tree loss continues each year. The committee hopes to add approximately 20 new trees to the boulevard if funds allow.

HOA Property Maintenance – the HOA maintains Stone Creek Boulevard, the pond lot, the common space in The Greens, the Windsor Creek bed, the High Cross fence line, and the area south of the boulevard near High Cross. This work includes caring for turf, trees, and gardens and monitoring the electrical, water supply, and fountain systems. While D. Ramm Landscaping provides contracted services, the committee members also spend many volunteer hours maintaining these areas. Going forward, additional funds will be required to hire assistance as volunteer capacity declines.

Vision for the Future – the committee would like to enhance the Smith Road entrance. Although the HOA does not own land at that location, new plantings could be added to the boulevard islands

with the help of volunteers willing to commit time from April through October. Tasks would include prepping beds, planting, weeding, and hand-watering one to three times per week. The committee also hopes to repair turf and add trees in areas where nearby homeowners are willing to assist with watering.

Acknowledgements – Special thanks were extended to Diane Durbin and Dave Tjaden for their years of service. Their dedication since the HOA's formation, including excavating, planting, and maintaining common areas, has greatly benefited Stone Creek. Both have since moved to Clark-Lindsey and are enjoying a well-earned retirement from gardening. Additional thanks were given to Phil Huchel for cleaning up an overgrown area at the High Cross entrance, saving HOA funds and improving the appearance of the space.

Architecture Committee Report – Jon Reichard

Jon thanked the committee members for their continued service and reviewed the committee's responsibilities under the HOA covenants. All current members have agreed to serve another term.

During the past year, the committee reviewed 42 project requests, including:

- 14 new builds
- 9 fences
- 12 landscape plans
- 3 solar panels
- 1 porch enclosure
- 3 siding changes

The revised covenants for the Fieldstone area are in place and all recent builds have met or exceeded requirements.

Jon emphasized the importance of maintaining property standards – painting, landscaping, and general upkeep – to preserve neighborhood quality. Homeowners are encouraged to communicate regarding planned changes to ensure compliance and uphold Stone Creek's appearance.

Treasurer's Report – Linda Matkowski

Linda distributed the proposed 2026 budget and discussed the HOA's financial status.

Key points included:

- The HOA currently includes 336 homes, with another 12-13 in Fieldstone not yet assessed until occupancy.
- Annual revenue is approximately \$40,000 - \$45,000, with a 10-15% collection loss due to missed dues.
- The Board continues to pursue unpaid dues and will collect when properties transfer ownership.

Linda emphasized the growing administrative and legal workload and noted the goal to transition financial and legal management to professional services in the coming year.

Although the HOA has operated at a deficit in past years to fund projects like the fountain installation and landscaping, reserves remain stable. Planned upgrades will likely require both use of reserves and an eventual dues increase.

Clear communication about how dues are used and why adjustments are needed will be a Board focus in the coming months, ahead of any membership vote on dues changes.

Annual Elections – Linda Matkowski

Linda reviewed the annual Board election process, managed via ElectionBuddy. There are four positions open this year, with all incumbents seeking re-election.

- Candidate statements are due by October 31st
- Voting will occur November 7-9, with results announced by November 11th.
- Members are reminded to check junk or spam folders for the voting email.

Contact the Board at stonecreekurbana.hoa@yahoo.com with any questions.

Adjournment

The meeting adjourned at 7:30pm.