

Harbortown Circle Condo Association Annual & Board Meeting Minutes December 8, 2022,  
Called to order at 7:30 pm.

Attendance: Denise Green, Dave Kelton, Gene Larson, Nellie Matova, Nita Skeels and 15 unit owners.

Dave Kelton, Property Manager absent.

Action Items/Decisions:

1. Minutes approved of 2021 Annual meeting and July 28, 2022 Board meeting.
2. Election of Board Members:
  - a. John Prince volunteered to join HCCA Board.
  - b. One additional volunteer is needed. Send Gene any possible names.
3. After review, Financial Reports & 2023 Budget approved from property manager.
4. Gene is working with the property manager to have maintenance requests acknowledged after filing via their website or email.
5. Gene also working with the property manager on an emergency contact when Dave or his staff are unavailable.
6. Board voted to undertake the Jack-Slabbing proposal at the Cost estimate presented.
7. Board approved the 2023 Budget.

Discussion Items from Old and New Business:

- Treasurer Position now required by Illinois state homeowners association law.
- Treasurer will become the seventh Board member.
- After discussion of treasurer responsibilities and duties, Gene asked for any volunteers to contact him. One owner attending expressed interest to get more information.
- General Maintenance plans and use of loan funds:

Unless critical issue, other common area problems are deferred until deck/balcony projects are further along.

First priority deck and related repairs to siding, walls and window areas from water damage. Those 4 or 5 in worst shape will be repaired or replaced first.

Talked about recent deck work at 2103 by an alternate contractor.

Board, property manager and contractors working to prioritize which decks are in the worst shape.

Second priority after decks will be sidewalk concrete maintenance and fixes. An estimate presented from Jack-A-Slab of Sullivan, IL.

Third priority, landscaping improvements as time and money allow. Will require owners to help with watering and monitoring new grass or other plantings. HCCA can provide hoses and pay for the water via using the HCCA taps. Owners at the meeting were very willing to help water and tend landscaping improvements.

- Gigi and Nita welcome ideas for more social events in the Spring. Talked about "Lake Devonshire Yacht Club's" Regatta.
- Dog, Geese and other related matters:  
HCCA supports the Lake Devonshire Association's new rule eliminating any seed or nut bird feeders. Hummingbird feeders allowed if just sugar water. Bird feeders are key to reducing the number of geese on the lake. Please report to Gene or other board members any bird feeders or anyone feeding the geese.  
Please clean up after pumpkins and other seasonal decorations to discourage squirrels and rabbits.

The bylaws & rules limit owners to one dog and/or one cat per unit, however this hasn't been enforced in many years.

Should two dogs per unit be officially allowed in revised bylaws? Consensus was that the dog's behavior was more important than the number of dogs per household. Barking or aggressive behavior is more of a problem to neighbors.

Dog waste should be picked immediately. Tell Gene if you see a dog walker not cleaning up after their pooch. He recognizes most dog's in the neighborhood.

Adjourn at 8:50 pm.