

**Grand Pointe Meadows Single Family Detached Homes  
Homeowner's Association (GPMHA)  
Regular Meeting Agenda**

October 8, 2019  
8:00 pm – Dundee Firehouse #2

- I. Call to order
- II. Roll call
- III. Approval of minutes from April 9, 2019
- IV. Board Comments
- V. Public Comments
- VI. Old business
  - A. Trees planted on berms using ½ and ½ program with the Village - completed
- VII. New business
  - A. Private Property Signs around Retention Pond
  - B. ARC Committee Turnaround Requirements and Recommendations - Paul Bertone
  - C. ARC Change of Application Form to include permission from adjacent property owners
  - D. Path along Retention Pond- See attachment
  - E. Voting - Don Rage
  - F. Block Party - Tony Caceres
  - G. Website Updating in the future to include one-click access for FAQ/Rules and Regulations
- VIII. Items in Review
  - A. Minimum requirement square footage on unbuilt lots - Chris Nelson
- IX. Adjournment

Based on the HOA documentation, the asphalt path along the south side of Oak Street, west of the circle and north of the detention pond appears to be the maintenance obligation of the HOA.

There is specific language that shows the Huntley Road bike path as the maintenance responsibility of the HOA as well as specific language for other areas, but the path on the south side of Oak Street is not mentioned specifically.

However, there is consistent language in the HOA documents that describe "Common Areas" as the maintenance obligation of the HOA. This language is as follows:

*"The Common Areas shall include the following portions of the Development::*

*Non- municipal parks, wetlands, common easements, entranceway, non-municipal rights-of-way, non-municipal common planting areas, drainage retention and detention areas not otherwise located upon the Lot of an Owner, and all such other real property as may be deeded to or owned by the Association and all improvements thereon including but not limited to the Former Master Association Property.*

*Further, although not owned by the Association, the planting area within the cul-de-sacs and entrance medians shall be considered a*

*Common Area subject to maintenance by the Association as though in fact a common area."*

The "Former Master Association Property" has a legal description and designated lot numbers, which are Lot #s 47, 48, 49, 88, 141 and 145.

The Oak Street Path lies within Lot # 49, and should be considered as "Common Area" according to this language.

I have attached an exhibit showing all the HOA maintenance areas as described in the legal description.

As part of the 2017 Street Improvements, the Village paid \$45,409.20 to replace the Grand Pointe bike path along Huntley Road. At a length of 2,280 feet, the price per foot was \$19.92.

I broke down the Oak Street path into two sections, with "Section 1" representing the dead end to the circle and "Section 2" representing the southern portion of the circle itself. The lengths and estimated replacement costs are as follows:

Section 1 - 952 Feet @ 19.92/ft = \$18,963.84

Section 2 - 320 Feet @ 19.92/ft = \$6,374.40

Entire Path - 1,272 Feet @ 19.92/ft = \$25,338.24

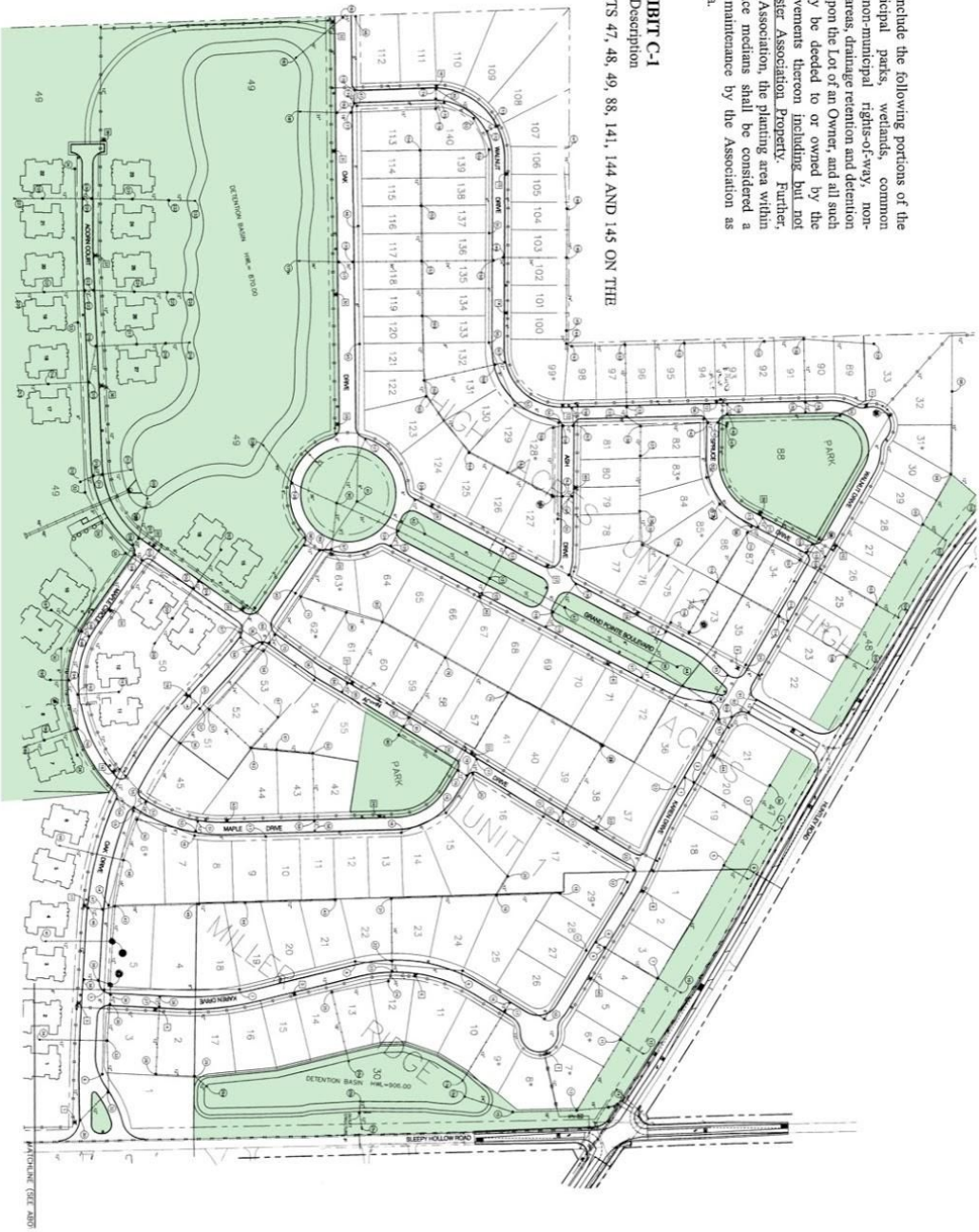
4.1

The Common Areas shall include the following portions of the Development: non-municipal parks, wetlands, common easements, entranceway, non-municipal rights-of-way, non-municipal common planting areas, drainage retention and detention areas not otherwise located upon the Lot of an Owner, and all such other real property as may be decided to or owned by the Association and all improvements thereon including but not limited to the Former Master Association Property. Further, although not owned by the Association, the planting area within the cut-de-sacs and entrance medians shall be considered a Common Area subject to maintenance by the Association as though in fact a common area.

**EXHIBIT C-1**

Legal Description

THOSE AREAS DEPICTED AS LOTS 47, 48, 49, 88, 141, 144 AND 145 ON THE ATTACHED EXHIBIT C-2



Grand Point Meadows

Single – Family Detached Homes

Homeowner’s Association – (GPMHA)

April 9th, 2017 Meeting Minutes

**Roll Call** taken at 7:00 PM on April 9, 2019. Members present: Chris Nelson, Becky Carnes, John Budnyk, Paul Bertone and Tony Caceres.

**Approval of the minutes** from the December 11th, 2018: Tony motioned, John second the motion  
Minutes approved

**President and Board Comments:**

John Budnyk: I need an updated email list.

Chris Nelson: Chris wanted to know if a request for a pool went through the ARC? The stop sign at Ash and Walnut. The Chief of Police had some concerns about it being there. The other comments about the concerns were that it was a bus stop as well as being somewhat obstructed.

Paul Bertone: ARC Update

Tony Caceres: None

Becky Carnes: None

**Public Comments:**

None

**Old Business:**

None

**New Business:**

We received RFPs for landscaping. Trinity landscaping proved to be the best price for the services provided. Becky asked for a motion to accept contract for the years 2019 and 2020. Tony motion; Paul second all votes in favor; motion passed unanimously.

Becky asked for a motion to approve the Grand Pointe Meadows Policy and Procedure for resolving complaints. John motion; Tony second; all votes in favor; motion passes.

**ARC update:** 4 requests to the ARC committee. 1 new garage, 1 fence, and 1 pool and fence. Average turnaround time 2 days

Next meeting June 11<sup>th</sup> at 8pm

**Motion for adjournment:** John motioned, Tony second. Motion carried.