

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

Mar 18, 2024

7:00 pm

- I. Call to order
- II. Roll call
 - Becky Carnes - Present
 - Paul Bertone - Present
 - Christopher Nelson - Absent
- III. Review and Acceptance of the 2024 Budget
 - Accepted by Becky Carnes, second by Paul Bertone
- IV. Elections
 - A. Initial Declared Candidates:
 - Cheryl Alopogianis
 - Paul Bertone
 - Becky Carnes
 - Merlin Dow
 - Annie Ismail
 - Christopher Nelson
 - B. Additional Declared Candidates:
 - Jennifer Caparole
 - Ian McCowan
 - C. Biographies Presented
 - Cheryl Alopogianis (Absent) - Bio read by Becky Carnes
 - Paul Bertone - Bio presented in-person
 - Becky Carnes - Bio presented in-person
 - Merlin Dow (Absent) - Bio read by Becky Carnes
 - Annie Ismail - Bio presented in-person
 - Christopher Nelson (Absent) - Bio read by Becky Carnes
 - Jennifer Caparole (Absent) - Bio read by Becky Carnes
 - Ian McCowan - Bio presented in-person
 - D. Vote held and results tallied and announced by Don Rage. Vote results:
 - Paul Bertone
 - Becky Carnes

- Annie Ismail
- Christopher Nelson
- Jennifer Caparole

V. Comments

- Annie Ismail recommended the use of Zoom conference software to allow for remote meeting attendance in the future. Board agreed to add Zoom meeting information to future meetings.

VI. Adjournment

- Meeting closed at 7:45 PM CT

CHERYL ALOPOGIANIS

My family and I have lived in the area for 30 years. Starting in Algonquin and for the last 16 years, here in West Dundee. During this time I served as the first PTO president for Westfield Community School for two years, and was personally invited by then Chief Laine of the Algonquin Police Department, to serve on the first Citizens Police Academy. I have been a mentor at Meadowdale School and served as an election judge for 7 years.

I'm a member of the Northern Kane County Chamber of Commerce for over 8 years serving as the chairperson of the Ambassadors and serve on several committees there. I'm in my first term as a West Dundee Village Trustee, prior to being elected, I was an Appearance Review Commissioner and Planning & Zoning Commissioner for the Village.

I have always been very active with the community/neighborhood we have lived in.

When Grand Pointe Meadows was turned over to the homeowners I knew that I wanted to serve on the board. Our builder had gone out of business and our subdivision was a mess. Our Mitigated wetland was in terrible shape. Our streets were not finished, the list went on and on.

Since its inception in 2010 through 2016 I served on the board. During that time our board actively worked with the Village to make sure the bond monies were secured and used where we saw fit. Improvements to the Huntley Rd entrance with the addition of several plantings and signage. With the help of Rage Management we aggressively pursued the collection of past due association fees from a number of homeowners, recognizing that all homeowners share an equal responsibility. There have been some tough decisions that were made. We didn't take our responsibility lightly, as a matter of fact we held ourselves to a higher standard knowing that these decisions are for the good of our subdivision.

During my tenure we had only one increase in our annual dues and our subdivision I believe, is still in a strong financial position. Per the Boards direction, Rage Management actively pursued the owners of the empty lots for annual dues and was successful in collecting. This brings in an annual income for the subdivision of \$4000. Mailboxes have been replaced, Facebook Page and Website have been launched, Parkway trees have been replaced, and an Architectural control committee was formed.

I have been a part of all of this, being your voice looking out for your best interest and would be honored to do so again.

Respectfully

Cheryl Alopogianis

Paul Bertone

Paul Bertone has served on the Grand Pointe Meadows HOA board as vice president since 2018. Paul also serves as liaison between the board and the Appearance Review Commission (ARC) team that reviews homeowner exterior modification requests. He has worked with his board teammates to make improvements to the subdivision, while working to make decisions that are financially responsible so that fees remain affordable. Paul promises to do his best to continue to look out for you and your family's best interests.

- **Resident of Grand Pointe Meadows since 2006.**
- **Over 25 years of experience in manufacturing, responsible for employee development, facilities management, project management and profit/loss.**
- **Proven ability to bridge gaps and bring people together to achieve common goals.**
- **Partnered with HOA board members to:**
 - **Replace old, damaged entryway signs at Sleepy Hollow and Huntley Road entrances**
 - **Add landscaping and signage at Huntley Road entrance to add privacy to the homes at that entrance**
 - **Continually replace common area trees that suffer from disease or damaged by storms**
 - **Work with HOA board team and Village of West Dundee leadership to address issues with communities adjacent to our subdivision (i.e. Binnie Road property)**
 - **Closely track and improve ARC turn-times for exterior modification reviews from date of receipt from property management (currently 2.5 day average since March 2021, goal = 2 working days)**
 - **Closely monitor all improvement projects to ensure that the funds are managed responsibly**

Becky Carnes

I have been a member of the Board since its inception. We built here because we loved the idea of front porches and neighbors who have a similar desire to live in a place that is comfortable and beautiful. Along with Paul Bertone and Chris Nelson, we have worked diligently to improve the landscaping, reduce prices for tree and mailbox replacement for homeowners, and helped create a solid savings for the HOA, allowing dues to remain the unchanged for many years. The current team is working hard to keep our subdivision beautiful.

As a member of the Board, I have contributed to the maintenance and planting of the property and managed the acquisition of the retention area maintenance crew, who must comply with the Army Corps of Engineers stipulations and guidelines. I have attended an Army Corps of Engineering presentation that outlines the expectations they have of us for this protected wetland. In addition, I have actively sought out companies and bids that would be cost effective, efficient, and trustworthy.

The Huntley Entrance was a concept developed by myself with input from our Board, and the stonework and plantings have added a much needed announcement of our subdivision. With the help of the Village, we added the lighting at the Huntley entrance.

I have walked the subdivision countless times checking and noting our needs. When I look back at how much our original Board has accomplished, I am very satisfied. We have kept costs low, built a savings, worked with many companies for landscaping and mailbox replacement, planted the berm and entry ways, and the list goes on.

We have been a very efficient and effective Board, fighting to maintain the integrity and beauty of our community.

*Represented
Binnie Truck Stop.

As Director of Sales for Gebrüder Weiss, Merlin Dow utilizes his experience to help clients achieve strategic and operational best-in-class status for their supply chain. He has consulting and operational experience serving clients throughout North America, Europe and Asia, Merlin focuses on network design, cost reduction and transportation optimization.

Merlin was raised in Bavaria, Germany. After serving in the German Air Force, he moved to the US where he found his passion for the logistics industry. Merlin is an active member and volunteer of the Council of Supply Chain Management Professionals (CSCMP), as well as the German American Chamber of Commerce (GACCM Midwest), and the Austrian Advantage (part of the Austrian Federal Economic Chamber).

Merlin is married to his wife, Jenny, and together they have two beautiful children, Liam (5) and Maverick (3). In 2019, Merlin and Jenny sought to find a forever home within an idyllic community. Their search ended in Grand Point Meadows. The Dow family has enjoyed their little piece of heaven on Walnut Drive ever since.

Grand Point Meadows is the quintessential neighborhood for any family. As Boardmember, it will be Merlin's goal to make a good thing better. Merlin aims to improve overall communication between homeowners, the HOA, and the property management company. Specifically, Merlin intends to reduce the time homeowners spend waiting to hear back about much-needed projects on their property.

Merlin believes that the rules and regulations of Grand Point Meadows deserve a fair review through a system that allows for the homeowner's voices to be heard.

Currently, Merlin owns and manages additional properties outside of the Dow family home. It is this knowledge, coupled with his professional experiences, that gives him the ability to be confident in delivering the type of changes Grand Point Meadows needs. Merlin is steadfast on continuing the great strides Grand Point Meadows has already made in establishing this as a community to be proud of.

Christopher Nelson

Biographical Information

Christopher Nelson, 50, serves at Comcast as Director of Government and Regulatory Affairs for the Greater Chicago Region. Having been with the company since 2003, Christopher is a member of a team that coordinates relations between Comcast and communities in suburban Chicago, in addition to a multitude of legislative districts.

Prior to coming to Comcast, Chris worked in administration in local government for a decade, specifically in the Illinois communities of Sycamore, Schaumburg, and Hoffman Estates. He currently serves as the mayor of the village of West Dundee.

Christopher is also a board member of the Dundee Township Boys and Girls Club and the NIU Political Science Department Advisory Commission. He is the immediate past-president of the Grand Pointe Meadows Homeowners Association, where he remains on the board that he first joined in 2010.

A native of the Chicago area, Christopher received both his Bachelor of Arts Degree in Political Science and his Master's in Municipal Management from Northern Illinois University.