

AGENDA

Grand Pointe Meadows (Single-Family Detached Homes) Homeowner's Association - (GPMHA)
Regular Meeting of October 4, 2016

The GPMHA will hold its regular meeting in the 3rd floor conference room of Emmett's, 128 W. Main Street., in West Dundee, IL at 7:00 p.m. on Tuesday, October 4, 2016.

- I. Roll Call
- II. Approval of Minutes
 - A. July 12, 2016
- III. President Comments
 - A. Replacement of missing letter "d" on Huntley Road entryway sign; update on Huntley Road construction work.
- IV. Board Comments
- V. Public Comments
- VI. Old Business
 - A. Discussion Regarding Entryway Improvements
 - B. Discussion Regarding Boulevard Trees
- VII. New Business
 - A. Discussion Regarding Halloween Decorations for Entryway
- VIII. Items in Review
 - A. None.
- IX. Adjournment

MEETING MINUTES

Roll Call taken at 7:00 PM on July 12, 2016. Members present: Chris Nelson, Becky Carnes, John Budnyk, Paul Bertone and Tony Caceres.

Minutes from the June 7th meeting: None

President and Board Comments:

- Becky Carnes commented that the vacant lots were over grown with weeds. Chris suggested a meeting with Bonkoski to discuss the weeds. Becky suggested a walk through. Chris suggested talking to Bonkoski to see if they could spray the streets as well due to the weed growth.
- Chris commented that he would like to order replacement numerals for mailboxes. Some mailboxes have worn numerals from wear and tear. There are approximately 75 mailboxes the cost would be \$2.00 each.
- Paul commented about a home in the subdivision on the corner of Karen and Acorn that was painted without an ARC submission.

Public comments:

None at this time.

Old Business:

- A. Further discussion of landscaping of the entryway at Huntley and Grande Pointe Blvd. Chris provided a blueprint of entryway improvements. Cost of the project TBD.
- B. Repeat issue. Entryway signs being damaged up to twice a year. Cost to fix approximately \$440 each time. Question is to remain at the status quo or look at cost for a deterrence.
- C. Repeat issue: Spring/Summer 2016 HOA Newsletter content. Reminder that we are also on FB. Reminder of posted speed limits and stops signs. Also a reminder to Include email addresses. Chris asked for a motion to approve. Becky motions, Paul second the motion. Motion carried.

Old Business – Item A

MEMORANDUM

Date: October 4, 2016
To: HOA Board - Grand Pointe Meadows (Single-Family Detached Homes) HOA
From: Chris Nelson; Board Member, GPMHOA
Subject: Discussion Regarding Entryway Improvements

Background

The entryway to GPM from Huntley Road is currently configured so that drivers first see the rear yards of two (2) homes. Since 2010, the HOA has attempted to enhance the entryway using limited funds and land that is within HOA control. Recent HOA talks have centered on trying to beautify the entryway in a manner that could potentially mitigate the visibility of the rear yards near Huntley Road.

The entryways themselves are shared by multiple subdivisions (Grand Pointe Meadows Single-Family HOA, Grand Pointe Meadows Townhome HOA, Aspen HOA), but are the sole responsibility of the single-family HOA. This is a function of how the public spaces were distributed at the creation of the subdivision, a situation further cemented when the single-family HOA itself was created and the organization being given a greater share of Grand Pointe Builders LLC's performance bond proceeds at the time of HOA inception. Those proceeds ultimately paid for, among other things: berm screening enhancements; entryway signage; street resurfacing; vacant lot grading and seeding.

Discussion

At its July 2016 meeting, the HOA reviewed the existing plats for 1470 Walnut and 1423 Karen, which are the two (2) homes whose rear yards are visible upon entry to GPM from Huntley Road. Surprisingly, each property has a 15' easement upon it, which could accommodate substantial public improvements.

Given the limited resources available to the HOA, it was agreed that the HOA focus on landscape massings. This option would entail the creation of massed landscape screens immediately behind the stone monument signs that would then taper to the south. This would accomplish the visual screening aspect of the intended project.

A corresponding RFP was developed and let to prospective landscaping companies. The results are recapped in the following table.

Discussion, cont.

	Trinity			Dundee Landscape			Countryside Nursery		
	Quantity	Unit Cost	Extended Cost	Quantity	Unit Cost	Extended Cost	Quantity	Unit Cost	Extended Cost
Evergreen Trees	8	\$ 525.00	\$ 4,200.00	8	\$ 200.00	\$ 1,600.00	8	\$ 300.00	\$ 2,400.00
Evergreen Shrubs	26	\$ 95.00	\$ 2,470.00	26	\$ 32.00	\$ 832.00	24	\$ 45.99	\$ 1,103.76
Ornamental Grasses	25	\$ 30.00	\$ 750.00	60	\$ 8.50	\$ 510.00	54	\$ 14.99	\$ 809.46
Ornamental Shrubs	50	\$ 80.00	\$ 4,000.00	32	\$ 25.00	\$ 800.00	40	\$ 39.99	\$ 1,599.60
Other Ornamental Trees	2	\$ 425.00	\$ 850.00	2	\$ 215.00	\$ 430.00	4	\$ 200.00	\$ 800.00
Perennial Flowers	150	\$ 45.00	\$ 6,750.00	340	\$ 8.00	\$ 2,720.00	410	\$ 12.99	\$ 5,325.90
Topsoil / Compost	40	\$ 38.00	\$ 1,520.00	50	\$ 26.00	\$ 1,300.00	250	\$ 25.00	\$ 6,250.00
Mulch	60	\$ 55.00	\$ 3,300.00	28	\$ 28.00	\$ 784.00	70	\$ 42.00	\$ 2,940.00
Labor	Included	\$ -	\$ -			\$ 4,500.00			\$ 20,000.00
Other		\$ -	\$ -	32	\$ 23.00	\$ 736.00			
		Total:	\$ 23,840.00			\$ 14,212.00			\$ 41,228.72
		Tax	\$ -		Tax	\$ 874.08		Tax	\$ 1,645.23
		Grand Total:	\$ 21,610.00		Grand Total:	\$ 15,086.08		Grand Total:	\$ 42,873.95

Recommendation

Based on cost, it is recommended that the GPM HOA board award the contract for Huntley Road entryway improvements to Dundee Landscape of Dundee, IL, at a cost set not to exceed \$15,086.08 and the Rage Management be directed to commission the work by no later than October 16, 2016. The funds for the work are slated come from HOA reserves, the balance for which stands at \$55,000.

Old Business – Item B

MEMORANDUM

Date: October 4, 2016
To: HOA Board - Grand Pointe Meadows (Single-Family Detached Homes) HOA
From: Chris Nelson; Board Member, GPMHOA
Subject: Discussion Regarding Boulevard Trees

Background

The GPMHOA maintains a prominent boulevard median that contains 61 trees. The median extends from Karen Drive/Walnut Road south down Grand Pointe Boulevard. The median as described also includes the roundabout at the southernmost end of the Grand Pointe Boulevard.

During the summer of 2016, the HOA's contracted landscape company, Bonkoski Landscaping, recommended that tree-trimming be undertaken for the boulevard trees. (Bonkoski Landscaping does not provide such a service.) Informed of the recommendation at its July 2016 meeting, the GPM HOA asked that a price quote be obtained for tree-trimming work for the boulevard trees.

Discussion

The HOA has obtained pricing from a single vendor, Steve Piper and Sons of Naperville, IL and Homer Tree Service. Piper provided a price of \$3,000 and Homer provided a price of \$2,300. Services would be completed this year.

Recommendation

None.

New Business - Item A

MEMORANDUM

Date: October 4, 2016
To: HOA Board - Grand Pointe Meadows (Single-Family Detached Homes) HOA
From: Chris Nelson; Board Member, GPMHOA
Subject: Discussion Regarding Halloween Decorations for the Entryway

Background

In late 2015 and at the suggestion of residents, the HOA commissioned the decoration of the entryways for the Christmas holiday season. The discussion at the time included future plans to decorate for Halloween and Christmas 2016.

Discussion

The HOA is being asked to discuss the prospect of decorating for the Halloween 2016 season. It is estimated that the decoration of the signs could cost approximately \$350.

Recommendation

None.