

Grand Reserve HOA, Algonquin IL HOA Board / Residents Meeting
July 21, 2025 6:00 PM Algonquin Library Main Meeting Room

Board Members

- George Hoffman – President (georgehoffm.HOA@gmail.com)
- Jill Tazbier – Vice President - Building Modifications (jilltazbier@gmail.com)
- John Williamson – Co-Treasure (theiaguy76@gmail.com)
- Lou Anfeldt –Co-Treasurer (corky948@yahoo.com)
- Lori Kaufmann – Secretary - Communications Manager (ljkgrhoa@gmail.com)

Meeting Minutes

Agenda Items	Notes
Call to order – introductions: George Hofflman	Called to order at 6:00. Apologized for seating issue. We are looking at larger spaces. Introductions of board members done. Applause & appreciation for Lou.
Minutes – December 10, 2024 George Hoffman	Minutes approved
Grand Reserve - Update George Hoffman	<ul style="list-style-type: none">▪ 178 total units in neighborhood upon construction completion▪ Single Family Homes (SFH) (146 upon construction completion)<ul style="list-style-type: none">• 131 units = 113 DRHorton (as of 07/31/2025) + 18 non-DRHorton• 15 DRHorton in construction stage• 3 DRHorton not under contract▪ Townhomes (24 units)▪ Manor Homes (8 units)
Landscaping: Seasonal Landscaping update -Summer / Fall – Addressing feedback from residents on Seasonal Landscaping <ul style="list-style-type: none">○ General Complaints○ Questions	Overview from Amy Couples - Seasonal's Landscape Architect & Maintenance. Amy oversees the Grand Reserve account.: Jacob Piquette oversees the crews. They follow the contract with HOA. Some issues are outside of the contract at times. It is important to know the difference. <ul style="list-style-type: none">• Please send Landscaping issues to the Board through the website. The Board will contact Seasonal. Right now there are a number of things that are an issue because of new sod and the work that has been done on properties. As things settle, this won't be an issue.

<p>regarding Landscaping Services</p> <ul style="list-style-type: none"> ○ Seasonal Landscaping – Service Requirements ○ Fertilizing, Weeding, Invisible Fence, Irrigation Systems, Patch Work for Seeding, Common Areas ○ Recommendations for additional care for lawns (residents) ○ Service Map for cutting ○ Landscaping – Common Areas, Parkways, Nature Areas <p>Amy & Jacob George Hoffman</p>	<ul style="list-style-type: none"> ● Fertilization (granular) and weed control is being adjusted based on a number of things such as homes with new sod. These will be passed and will be done in the fall. Dogs are safe unless they eat large quantities of grass. If people want to do their own fertilizing, please let the Board know because too much fertilizer will cause problems. ● Blade height is set for all houses. As temperature changes height adjustments are made. A few key areas are done by hand depending on the situation. Seasonal tries to accommodate different needs within contract and budget constraints. ● Weeding happens on a rotation. Weed killer is sprayed on and needs to dry overnight. ● Please have Irrigation turned off for 24 hours after to allow to dry. ● Trimming of bushes and such rotates depending upon the type of bush and time of year. ● Current work is being done on parkways to get things organized. ● Aerating is done at a depth of 1.5 to 3". Seasonal tries to accommodate underground lines when marked. All cables need to be 6"-8" underground. Invisible Fences should be buried 3 to 4 inches. It is recommended that installers put on a sleeve for invisible fencing and irrigation along plant beds. This will protect when edging, not aerating. You can also opt out of aerating by letting the Board know. ● Please remember to fill out an exterior modification form & get a village permit to put in an invisible fence and water systems. ● We will put on the website the details of landscaping services that are provided. ● There has been a decision to have some maintenance done to the Grand Reserve Signs at both ends of the development once construction is done. This may include power washing, painting, and landscaping. The target dates for this will be Spring 2026.
<p>Village of Algonquin – https://www.algonquin.org)</p> <p>Debbie Sołsine, Village President</p>	<p>The Village website has a wealth of information. You can also go to regular meetings. Debbie spoke to some specific issues</p> <ul style="list-style-type: none"> ● Boyer Road will be rebuilt and upgraded from Spring 2026 to November 2026 (between County Line Road to Longmeadow Pkwy). It will have new water & sewer, a total reconstruct and a bike path. ● Issues about traffic and speeding on Eineke & Harnish, which is one of the biggest concerns all over the village. This basically involves people not following the rules of the road - both people driving through and residents. The Village has 5 officers on a shift. These officers respond to all issues such as traffic, domestics, suicides, etc. Over

	<p>250 calls/week}.</p> <ul style="list-style-type: none"> • Debbie will talk to the police chief about these issues. <ul style="list-style-type: none"> • The village has two new electronic signs that display & record drivers' speed. These will be used for a speed study. The plan is to do the study once school is back in session. • Speed bumps are not a solution to speeding issues. • Question about more speed limit signs. These do not need a study. Debbie will check with public works to see if possible. • She will ask the Police Dept if they can change the speed limit from 30 mph to 25 mph. • There was a question from a resident about a stop sign at Boyer & Harnish? It was recommended to send an email to the police department about this issue. This starts a study to see if it is justified. • Question about school buses on Harnish and if there is another route. Debbie will bring this up to the School superintendent. There was also a question about school students running track in the street. • Question about Founders Day - The Founder Day Committee went bankrupt, They are looking at the future and how to pay for it. Go on Founder's Day website for more information. • Residents can talk to Brad Hutchinson with the village about naturalized areas. Email him and he can explain how they are maintained. • Bike paths are maintained by the village. Public Works take care of mowing grass on each side. Debbie will check on the possibility of adding benches for bike paths with public works. • When DRHorton's build is complete, a walk through will be performed by the Village to make sure everything is completed as needed. There will be a gGoogle form sent by the Board to identify issues that need to be addressed before the Village signs off. • It was recommended to use the "Algonquin Fix It" app to report non-emergency issues with the Village. It is available for Apple and Android devices. The link is on the Village Website. A resident can identify an issue that will be routed to the correct department to handle. • Compliments were given to Debbie about the Village and George encouraged residents to attend a board meeting. On the 2nd & 3rd Tuesdays there is the Committee of the Whole for those interested in attending.
Budget Review (2024-2025)	The books are balanced every month with multiple controls that confirm that we are balanced to the penny. Assessments up to date through July.

- Single Family Homes (SFH)
- Townhomes
- Manor Homes

John Williamson and Lou Anfeldt

Balances on Accounts

	SFU (131)	DUPLEX (24)	CONDO (8)	BANK BAL
WORKING CAPITAL TOTALS	\$19,579.16	\$12,276.44	\$699.98	\$32,555.58
CURRENT RESERVE ACC	\$100,837.14	\$97,886.97	\$10,361.96	\$209,086.07

- Reserve accounts are used for capital expenditures, or unexpected issues.
- Manor Homes have now had both roofs replaced. It was decided to not reduce the assessment throughout the rest of this year in order to build back the reserve. It will be reevaluated in 2026
- Single Family Homes - reserved are used for liability & based on State expectations for reserves
- There are now 4 outlots on Harnish that are-owned by the HOA (as of 01/21/2025) and will need to be taken care of. There is zero real estate tax liability on these properties.
- The Board is requesting a Beautification Committee be formed with volunteer residents to develop a plan and budget for maintaining the outlots and signs.
- Seal coating was done on Duplexes and Manor Homes in early July, which is covered as part of their monthly assessments.
- The Duplexes will be painted this year. The Manor Homes painting will be deferred this year in order to build back reserves after the roofs were done .

- Insurance –
- out lots
 - Manor Homes Outdoor Grilling requirements?

Met with Insurance agent and risk control manager to assess neighborhood risk. The Insurance Company identified issues related to grill safety. The primary focus is on Manor Homes - you must move your grill, or other open flame device, to a location at least 10-feet away from the building before you can use it. The Board has implemented Rules, effective immediately, that clarify our Declaration and Bylaws (see attached). State and Village law requires this for any building that has 3 or more resident dwellings. This is also the recommendation for duplexes and single family homes.

Hot Works is another insurance issue - The State of Illinois has defined hot works. At least annually, one or more Board members, shall review hot works safety guidelines and recommended best practices (i.e., Travelers online risk management courses), and make

	<p>recommendations to the Board. Also, contractors must be vetted to ensure they are familiar with, and complying with, commonly recognized hot works risk mitigation processes. John Williamson currently has done that.</p>
<p>Residents Q&A:</p> <ul style="list-style-type: none"> • On line payment of dues • Drop box update • HOA Fee – update on costs for SFU / Duplex / Manor and any projected changes is fees for 2026 	<ul style="list-style-type: none"> • Monthly Assessment - You can use mail, the drop box, or bill payment through your bank. Currently the HOA does not have the ability to do debits on resident's accounts. We will keep looking at the technology • The HOA can post payments through the end of the year. January to December, half year, or quarterly, etc. • The HOA is currently transitioning from using a PO box to a mail box at the drop box address (2650 Harnish Drive). This will save the HOA about \$250 per year.
<ul style="list-style-type: none"> • Energy Policy (ILLINOIS HOMEOWNERS' ENERGY POLICY ACT, 765 ILCS 165/1, et seq) to coincide with installation of Solar systems within the Grand Reserve, would accommodate Green 	<p>Currently 2 residents have solar projects - 1 has installed, 1 is installing. The Board is developing an energy policy on solar, as required by the State. The document will be sent to residents for review and feedback. The final policy document will then be submitted for approval by the Village of Algonquin, voted on by the residents as an amendment to our Declaration, and recorded with the McHenry County Recorder's Office.</p>
<p>HOA Board Approval required for any building / exterior modifications</p> <ul style="list-style-type: none"> • required prior to any modifications and approved by the Board of Directors. • For any exterior modifications or 	<p>Please read the declaration for clarifications on modifications. Primarily, the declaration helps to keep neighborhood aesthetics and home values up. There are currently some Infractions that are, or will be, addressed. We ask that you make these adjustments for the neighborhood.</p> <p>Exterior modifications are required for work on the outside of homes. This is to keep in line with the declaration. Residents don't need permission for gardens and trees.</p> <p>There were some questions about the firepit - something will be done, but we haven't</p>

additions. (Solar / Screen Porches / Window Replacements / Additions / Generators, etc.) you can refer to the Grand Reserve Declaration	figured out what that will be. The firepit has been deactivated.
Exterior issues (Storage of Trash / Recycle Bins outside)	<p>Trash cans cannot be left out unless they are hidden behind deciduous bushes. This is an expectation of the HOA and the Village.</p> <p>A request is also made to not put trash cans out for pick up before 7pm the night before and put back at the end of pick-up day. Please do your best to comply</p> <p>See Declaration: Section 9:03 Unsightly Uses: The total property shall be kept free and clear of all rubbish, debris and unsightly materials and no waste shall be committed thereon. All rubbish and refuse shall be deposited in such areas and in such receptacles as shall be designated from time to time by the Board or the Village.</p> <ul style="list-style-type: none"> • Section 9:17 Garbage: Garbage is to be placed next to the street in front of the Home no earlier than dusk or 7 PM., whichever is later, the evening before scheduled pickup.
HOA Website Overview and update	<p>There is a new feedback & question process on the website: (please see attachment). Please use this process.</p> <p>We will also use Google Forms to organize information. If residents have problems, please see Lori</p>
Meeting Closure	Appreciation of board members Adjourned 7:55

Residents Present

Catherine Phillips, Erney Salamando
Peggy Anfeldt
Susan Kriesman-Passman
Joe & Karen Stuhler
Heidi & Dan Nuttle
Gary Lockwood
John Wall
Barb & Sean O'Brien
Joe & Julie Partiplo
Don & Sandy Enright
Dave & Cyndi Del Boccio
Susan Bolling
Daryl Adams
Stanley Kwiatek
Bill & Peggy Rauscher
Bob & Jan Seifert
Paul & Linda Le Leniewski
Donna Searle
Joyce Colpaert
Bob & Una Cox
Eugene & Jeni Adam
Dalyce Goodwin

Lori Love
John & Barbara Scott
Diane Blazek
Doreen Yee
Reza Nafisi
Chuck & Liz Tinker
Bob & Kathy Millen
Rose Marino
Linda Gibson
Tim Dodaro
Maggie & Rock Bottomley
Bill & Rita Welker
Krystyna Nowak
Joan Ortmann
Elizabeth Godziejewicz
Mark Linda
Cherrie Anderson
Sharon Pfaff
Cheryl Williamson
Sharon Bianchinni
Jim Owen
All Board Members present