

GRAND RESERVE ALGONQUIN MASTER ASSOCIATION, INC.

(Incorporated 09/02/2010)

2025, DECEMBER RESIDENT MEETING MINUTES

HOA Board Leadership Update

The meeting began with Jill announcing that George is on a leave of absence due to a bicycle accident and is expected to return in January. Jill then invited Peggy Antfeldt to provide an update on Lou's health. Peggy shared that Lou has experienced multiple hospitalizations in a short period of time, and that next steps remain uncertain. Jill and John spoke about Lou's long tenure with the HOA, highlighting his strong financial management skills and the invaluable contributions he has made to the association over the past decade.

Succession Planning and Financial Management

The board discussed succession planning and financial management challenges resulting from the incapacitation of the President and Senior Treasurer. John proposed the creation of a Finance Committee to assist with financial tasks such as receiving payments, accounting, and maintaining records, with an emphasis on continuity and privacy.

Joan Ortmann, Bill Welker, and Jim Owen volunteered to serve on the Finance Committee. The committee would support the Treasurer, providing both practical assistance (for example, when the Treasurer is out of town) and advisory support. John noted that the workload should be manageable, as December assessment payments are current and the month is not yet halfway complete.

HOA 2026 Budget Overview

John introduced the 2026 budget approved by the Board. He explained that monthly assessments will remain unchanged:

- Single-family homes: \$100
- Duplex homes: \$165
- Manor homes: \$250

John reviewed current account balances in both working funds and reserves, and outlined projected expenses and revenues. He discussed the decision to maintain current dues rather than increase them, despite a small shortfall for duplex units, noting that reserve balances are sufficient to support this decision.

A question was raised regarding the reserve balance. John explained that the association was advised to maintain reserves to address potential future needs, including possible litigation expenses. He also shared that a new money market account has been opened to earn higher interest on approximately \$200,000 of the association's funds.

D.R. Horton Closing and Village Commitments

John addressed the transition from D.R. Horton, noting that the Village received:

- \$135,000 for repairs
- \$170,000 for road resurfacing
- A \$1.6 million bond from D.R. Horton

John recommended preparing a list of needed maintenance items for the Village to address. Discussion also included responsibility for dead parkway trees, with some conflicting information shared. One resident reported positive results working through the D.R. Horton warranty process and encouraged newer residents to continue pursuing warranty claims for tree replacement. Otherwise, residents were advised to contact the Village of Algonquin.

HOA Elections and Declaration Updates

The board discussed upcoming HOA elections and potential amendments to the declaration. Plans include forming an Election Committee to formalize and document the election process, with the process beginning in the spring. Proposed declaration amendments include adopting an energy policy statement and aligning trash can placement rules with Village guidelines.

The board noted that all current board members are nearing the end of their terms, and one proposed amendment would establish staggered terms in the future. At this time, no volunteers stepped forward for the Election Committee, and the board continues to seek interested residents.

Beautification Committee

The board announced the launch of a Beautification Committee, chaired by Bill Welker. Initial plans include landscape improvements such as the use of gator bags for new trees and contracting with Seasonal Landscaping for flower plantings and watering services. Residents interested in participating are encouraged to contact a Board member or Bill Welker.

Snow Removal Service Review

The board reviewed concerns related to snow removal and thanked residents for providing feedback on communication and service quality. It was clarified that the current snow removal contract is a fixed monthly amount, with additional charges for blizzard conditions or excessive snowfall.

The board agreed to follow up with the vendor regarding plowing techniques, equipment use, communication, and overall accountability, and to consider potential adjustments to service standards based on resident feedback.

Response to Resident's Question

One resident raised a question at the meeting about the "status of lowering the speed limit on Harnish to 25mph. George Hoffman, responded in an email saying "As the Village president stated at the (HOA) meeting she attended it's not the Village or HOA Board's feedback that will impact bus routes.

The school and boards have final say, so nothing we tell them will make a difference." As to speed limits, residents are encouraged to reach out to the Village.

Social Committee Event

Rita Welker shared information about an upcoming New Year's dinner event and encouraged residents to attend.

Adjournment

The meeting concluded at approximately 7:50 p.m.

Respectfully submitted,

Lori Kaufmann
HOA Board Secretary

Residents Present at Meeting

Heidi & Dan Nuttle	Krystyne Nowak	Linda Gibson
Sean & Barb O'Brien	Cheryl Williamson	Joan Ortmann
Paul & Linda Leleniewski	Tim & Karen Davis	Joe & Karen Stuhler
William & Rita Welker	Santa & Nick Hilazzo	Mike Sargent
Barbar & John Scott	Sam & Philomena Abruscato	Dave Del Boccio
Gail Gipson	Don Enright	Daryl Adams
Susan Bolling	Bob & Jan Seifert	Chuck & Liz Tinker
Ron Wisser	Gene & Char Eineke	Peggy Antfeldt
Doreen Yee	Bob Cox	

Residents receiving Zoom Invite:

casdgs@comcast.net

Catherine P.

George Hoffman

Julie Simpson

Elizabeth Estrada

Comcast

Marcia G

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ron hays

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D Cox

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