

MAJESTIC OAKS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 15, 2024

CALL TO ORDER:

The meeting was held at Royal Fox Country Club. The meeting was called to order at 7:04 pm. The following Board Members attended:

- Shel Bernstein, President
- Troy Bernstein
- Paul Demoon, Treasurer
- Jim Sitta
- Jeff Sharko, Secretary
- Linda Light

Not In Attendance:

- Jerry Krusinski
- Beth Black
- Leena Deshpande
- Krishna Mayani
- Nick Benhart, Vice President

Also attending:

Sara Klimek from Olsen Accounting & Business Services, Inc. was also in attendance. Residents who attended included: John Geary, Chris Stafford, Shelly Castans, Jill Adduci.

MINUTES FROM PRIOR MEETING: The minutes from the March 21, 2024 meeting were reviewed. There were a few name changes. Troy then motioned to officially approve the minutes and Jim seconded.

TREASURER'S REPORT:

Financial reports showed the following: The Balance Sheet reflects cash assets of \$90,763.06. This amount consists of \$69,117.21 in the checking/savings accounts and \$21,645.85 in a Certificate of Deposit.

All Homeowners assessments have been paid for 2022-2023. One resident has unpaid dues for 2023-2024. It was decided that dues will be assessed for the same amount for 2024-2025.

A review of the Profit and Loss Report and the Balance Sheet was made.

Troy motioned for approval of the Treasurer's report and Jim seconded.

NEW BUSINESS:

Landscaping:

Xavier's is doing a good job upkeeping. Mulch price is \$6,200, and they make their own mulch. This includes edging but not mulch for the separate 33 trees. Jim called for a motion to approve the mulch quote and ask approval for the 33 trees. These are the trees along Kirk Road all the way to the Majestic Oak entrance. They fixed up the empty lots and they looked good. Troy motioned to approve the mulch quote. Jim seconded.

Shel will get a price for the rest of the mulch needed.

McCloud is now working on the pond. They billed us last month.

The board members all agreed that the Islands have been neglected and are rocky and weedy. Xavier's made them look better. They also pointed out that some berms and gullies need to be mowed, which is part of the quote. Xavier's planted and is upkeeping flowers along Kirk Road. The sprinkler helped and it looks nice along the stretch of road.

Administrative Topics:

The board never heard back from the lawyers about updating covenants. Any updates to the covenants will be voted on around the time dues are sent out.

The first offense for violating a covenant is just a letter. There will be a \$25 fine for the second violation and \$25 every 15 days thereafter until the violation is corrected.

When fining, the covenants must be referenced and all covenants must be equally, not selectively, enforced.

The board will continue working on a letter to send to all residents addressing fees for violating covenants. A stamped return envelope will be provided to each resident for mailing in their vote on the suggested changes to the covenants.

Board emails were also discussed. Do we need to get a new server for emails?

Other Neighborhood Upkeep:

Solar Panels:

Must adhere to city code. Must be educated.

The Majestic Oaks Board was approached by a resident about installing solar panels. Paul hired counsel to guide the board through the process of responding. The board responded to the EPS. They determined that the resident was allowed to move forward. The board requested that they're not installed on the front roof of the house.

Based on research and legal advice, there can be certain limits to how and where the panels are installed. But the installation was allowed under statewide legislation. There is an ordinance about the distance from easements, and installing solar panels on the ground can be blocked.

The board discussed what to do for future requests like this. Adapting the covenant was brought up first. The board can put guidelines in the covenant to make the procedures clear and to keep the aesthetic pleasing and unaffecting to nearby homeowners.

Then, the board voted to form a committee to review the legal advice and ideas regarding new covenants and to look out for the best interests of the neighborhood.

The next item regarding the solar panels was the maintenance of solar panels - how to repair panels, keep them visually appealing, and ownership when selling the house. It is also important that residents make sure to research the amount of upkeep needed and how much damaged or neglected panels reduce the efficiency/power output. The burden of proof is on the installer to determine if the panels are following all laws and the Association Covenant. It was mentioned that another house wants to put in solar panels.

Tree House at 2401 Majestic Oaks Lane

Resident Chris Stafford wants approval to build a treehouse on their property. The resident is clearing invasive trees and received clearance from the St. Charles Park District and the City of St. Charles to do so. The board discussed that the resident needs to submit a plan for the tree house which will be a 10x10 feet platform 4 or 5 feet off the ground. The board also asked that the resident let adjacent residents know that the tree house is being planned. The board also asked that the resident fill out the form to make the change, as well as check with the city and see if any other approval or permits are needed.

OLD BUSINESS:

Social Chair:

The Social Chair has put together a Facebook Page that has 74 members. They are working to verify new members. They are working on a spring-cleaning reminder post to

remind members of mailbox requirements and vehicle and garbage rules. This will be emailed to the board to review before it is posted.

Leena offered to explore creating email accounts through Gmail for certain positions on the board to make communication between board members easier and more efficient.

It was discussed to send a letter to the community at large, reminding them of the ordinances about garbage cans, commercial vehicles, and dumping in the empty lot. The social chair could also create a Facebook post with that same reminder.

There are a few streetlights out. When they are out, we need board members or residents to call the City of St. Charles to inform them or use the city website to report the problem and get it fixed.

Parking Rules:

A letter was dropped off at the house that had a commercial truck parked in the driveway. The homeowner has not responded. Shel will show the homeowner the covenant and maybe help cover the writing with magnets.

REMINDERS:

Looking for new members!

We still would like to have a few residents step forward to become Board members. We expect some turnover. PLEASE come to **any meeting shown below at 7pm. We would hate to have to hire a management company.**

List of Future Board Meetings – 2024 & 2025:

May 15th 2024 (Wednesday)

September 18th 2024 (Wednesday) – This will be at Pottawatomie or City hall

February 19th 2025 (Wednesday) – This will be at Pottawatomie

General email address: Board@majesticoakshoa.org

WEBSITE:

The Majestic Oaks website is available. Some Board minutes are posted there, along with news items, photos and other useful information. Please keep up to date by reviewing it.

To view: majesticoakshoa.org

Click on the "Members" tab at the top right

Password is **majesticfox**

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ADJOURNMENT: The meeting was adjourned at 7:55 pm, with the annual meeting to immediately follow.

EXECUTIVE COMMITTEE: Executive committee did not meet.