

THE ACACIA ASSOCIATION ANNUAL MEETING

February 22, 2022

The Annual Meeting of February 22, 2022 was brought to order at 8:00 p.m. by President Amy Eckert.

Directors in attendance were: President Eckert, Vice President Kalinoski, Treasurer Polacek, Director Consolo, Director McMillin, Director Voyles, and Director Kwiatek.

Absent: Director Boyd

The Pledge of Allegiance was recited.

Treasurer Polacek motioned to approve the February 23, 2021 Annual Meeting Minutes, seconded by Director Kwiatek.

Motion to approve the February 23, 2021 was approve with a vote of 7-1-0.

DIRECTOR'S REPORTS:

Treasurer's Report-John Polacek: 2021 Year end Treasurer's Report:

The overall financial health of the Acacia Association is good but has some new challenges.

The Board has taken on a Coping Project to improve the individual units and decrease the long-term cost of maintenance. It was planned that a portion of the costs would come from the Operating Reserves. The difficulties that came with 2021 having unusual increases in costs which caused more of a dipping into the reserves than expected. We also had some needs that cut into our Capital Reserves. For this reason, the monthly assessment will have to be raised \$10.00 per month again for the next two years.

During this time, with the use of the Reserve Study and our budget, the Board needs to have an item in the Budget for the Operating Reserve Budget and cushion for the unpredictable cost (ex. Snow removal).

We have two funds: 1) Capital Reserve Fund for common areas repairs and additions
2) Operating Fund for services to members (repairs, grounds, etc.)

As of:	2020	2021
Reserve Fund:	\$ 253,789.48	\$ 231,210.67
Operating Fund:	<u>\$ 651,165.80</u>	<u>\$ 586,526.98</u>
	\$ 904,955.28	\$ 817,737.65

As you can see, there was a reduction of \$87,000 in the total fund balance. For the financial health of Acacia, we need to reduce the deficit in the future.

Clubhouse Director's Report: Peggy Rose Kwiatek:

There were 23 clubhouse rentals this past year. Also, we have resumed Bunco nights on the first Tuesday of each month. In June, we held our Acacia -Wide Garage Sale. The clubhouse was used as a voting place again this year, and we held our first blood drive in August. Two food drives were also held, with proceeds going to Share Food Share Love Food Pantry. We also offered to make our clubhouse available for restroom use during the Village of Indian Head Park's movie in the park, and outdoor "visit from Santa" Christmas celebration. This past year we were again requiring face masks to be worn in the clubhouse.

Recreation Facilities Director's Report: Amy Eckert:

- The pool opened on time this year and with fewer COVID restrictions than 2020. We took pictures of 165 new residents and replacement cards for 57 current residents and renewed 258 Pool IDs for current residents. Again, this past summer the pool was a big hit with our residents and their guests – we had 444 guests registered this year.
- Family Fun Day was held again this year. August 8th was the day and the weather cooperated. Residents and their guest enjoyed the water slide, hot dogs, brats, chips, cookies and beverages. There were about 175 residents and guests this year. Thanks to all the volunteers who helped set up, cook, serve and clean up for the day.
- Kona Ice truck was here 3 times this past summer and was enjoyed by many residents and staff
- The new tall slide in the playground was installed.
- The court surfaces were removed and new asphalt was installed on all of them. The tennis courts were lined for both tennis and pickleball and all were reopened in August.
- The fence along the northern side of the pool was repaired.

Grounds Director's Report: Joe Consolo:

The information contained in this report is for the calendar year 2021.

- 250 Ground service requests were completed.
- 35 new trees were planted.
- 38 dead or diseased trees were removed from Acacia grounds.
- A new 36-inch Wright Standard lawn mower was purchased for the grounds crew.
- Our tree contractor, Family Tree, oversaw the grinding of 55 stumps on Acacia grounds.
- True Green, our lawn contractor, oversaw the three applications of weed killer and fertilizer in the Spring, summer and fall. Our weed contractor, Bears Landscaping, oversaw the spraying of weeds in common ground weed beds and around trees on common grounds.
- A new contact for waste disposal was secured with SBC at a yearly cost savings of over \$12,000 dollars. We solicited bids from Groot and one other company, but SBC's bid was lower and provided more services for the money.

- The annual crew party to honor the hard work of our seasonal maintenance employees was celebrated at the end of the season.
- The tires on the Acacia truck were replaced.
- Our snow removal contractor, Schwartz, removed snow from driveways during snow events in 2021.
- Schwartz was retained to remove snow from driveways during the 2022 snow season. Beary Landscaping submitted a bid for snow removal at a much higher cost than the bid submitted by Schwartz.
- Since taking over as Grounds Director in July, I have worked on the following: securing the SBC waste disposal contract; renewing the Schwartz snow removal contract; and I looked into hiring Beary Landscaping to provide additional weed service around common ground trees and the placement of bark around said trees. I am still learning, but I am willing to look into new things that can make our grounds look better. In the future, I hope to still pursue the Beary Landscaping proposal for additional weed service when budgetary constraints possibly ease up. I am also determined to look into improving the look of our entry ways on Acacia once all improvement work on Acacia Drive and any of the proposed improvement work on Wolf Road is completed.

In closing, I would be remiss to not thank the following: our seasonal workers who work very hard throughout the season, Tim for his hard work assisting Jose and overseeing the plowing of our driveways during snow season, and most importantly, Jose, for his tireless service overseeing everything. Additionally, I would like to thank our President, Amy Eckert for her assistance and guidance. Amy's dedication to the Acacia Board is endless.

Townhome Maintenance Director's Report: Ben Boyd:

- 115 service requests completed in 2021
- 16 driveways replaced
- 185 driveways resealed
- Acacia parking lot resealed
- Phase one of new paint color and aluminum cedar coping project was completed in December 2021 for 55 units *
- Request for Quotation (RFQ) was created by a coping team and sent to five contractors. Inside Out and Red Feather were selected to have a representative sample placed on maintenance garage cedar.
- Inside out coping sample was selected by coping team – The quotes from each were as follows
- Inside Outs quote was \$70,564 – Red Feathers quote was \$87,320
- Board voted to approve contract votes were 9-0, to cope 55 townhomes, by Inside Out
- Painting contract for Acacia phase one for 55 townhomes was quoted by Inside Out -\$62,425 and Red Feathers quote was- 121,275. Acacia Board approved letting contract to Inside Out 9-0
- Two contractors quoted resealing driveways- A&M was low bidder at \$21,700 and low bidder for reseat the parking lot- Board approved letting contact to A&M - vote to approve was 7-0-1

*During maintenance of phase One – When homes are prepared for painting and coping the maintenance crew found extensive wood rot. This caused delay of maintenance schedule and increase in cost to repair home for painting and coping. During covid wood prices have increased and the availability of wood we need has been difficult to acquire – This has caused our costs to escalate – We needed to use the wood we could get to complete the maintenance of 55 townhomes. I want to point out to Acacia owners that Jose and Tim

did a magnificent job adjusting to all the bumps in the road Covid through at them to source the materials necessary to complete 55 townhomes.

My goal as Director of Townhome maintenance has been to evaluate our long-term needs and costs associated with maintaining our Townhomes and drive out any cost that could be eliminated IE coping cedar to eliminated replacing every few years that will save Association and that means all of us \$\$\$\$ in the future. Seven-year paint cycle using a better-quality paint will save us \$\$\$\$.

2022 looking at project to cover all the wood walls with siding to eliminate the need to replace rotten wood and no longer need to paint wood walls – again drive down cost in future

Village Relations Director's Report: Sharon Kalinoski:

The biggest challenge in IHP over the past year has been the high rate of Covid-19 spread among residents. In mid-January 2021 we had only 238 reported cases. On Feb. 20, 2022 the CCDPH site showed we had reached 835 cases, which does not include home testing. Between October 11, 2021 and January 21, 2022 there was a surge of at least 422 cases.

Wolf Road and Plainfield Road reconstruction plans are still in Phase 1 study processes with Cook County. Proposals for Plainfield Rd. included an option for 5 lanes, which was formally opposed by surrounding towns. There is no final decision on Plainfield Rd. yet.

The Wolf Rd. proposals include possible sidewalk/bike paths on one or both sides, with a center turn lane all the way from Plainfield Rd. to Joliet Rd. There will be an "open house" meeting at the village hall, tentatively set for Thursday April 7, to reveal the proposals and get feedback from residents.

Only half of the Acacia Drive reconstruction was completed during 2021; the remainder is supposed to be done in 2022, with a sidewalk on one side and a sidewalk to Blackhawk Park.

2 new village board trustees were elected last April: Charles Eck and Eileen Donnersberger. Brenda O'Laughlin was also re-elected. Only about 10% of IHP residents voted last April.

The village added a new full time employee position of Assistant Village Administrator.

IHP is getting samples of security cameras with license plate readers, to be installed soon at the intersections of Wolf/Plainfield and Wolf/Joliet.

The 2020 census counted 4065 IHP residents, an increase of about 200 since 2010.

The village needs to replace all street signs, to be in compliance with standards.

A new police chief, Michael Kurinec was appointed on Feb. 10, 2022.

Architectural and Landscape Committee Director's Report: Diane Voyles:

The Acacia Rules & Regulations document contains the allowable actions/rules for homeowners in Acacia. The Architecture and Landscape Control Committee exists to enforce those rules and recommends standards that maintain the beauty and integrity of Acacia Association. The goal of this committee is to fairly and uniformly enforce the existing rules, treating every homeowner equally.

The following was completed this year by the ALCC:

- Processed 109 requests for various types of home maintenance this year, 10% increase over 2020.

- Inspected 83 completed projects. The difference in number can be attributed to requests that were cancelled, still in process or never informed of completion.
- Inspected 31 homes which were sold this year to new homeowners. New homeowners are not forced to comply immediately, but are made aware that all future outdoor modifications require ALCC forms and must conform to Acacia Rules and Regulations.
- Sent 67 warning letters for various rule violations.
- Modified the wording in the Rules & Regulations to provide clarity in the areas of Holiday Decorations, Trees and Shrubs, Sunshades, Patio and Deck Lighting
- Established composting Rules & Regulations

Welcome Baskets: Peggy Rose Kwiatek:

I had the pleasure of delivering fourteen welcome baskets this past year to new residents of Acacia. With each visit, I gave information on our community guidelines, including pool rules, clubhouse rentals, association fees, garbage pick-up and repair and maintenance of townhomes. Each new resident was happy to get the basket of goodies and appreciated getting their questions answered. They expressed how nice it was to be greeted into their new community.

Office/Personnel/Safety Report: Amy Eckert:

Kim resigned her position as Office Manager in December to accept a new job and we received 10 applications for the position. During December we interviewed 5 of the candidates and after second interviews with 3 candidates we hired Linda Merrifield as our new Office Manager. She began work in early January and is a great asset to our association.

This has been a good year for home sales in Acacia. In 2021 - 31 homes sold and closed. In 2020 there were 21 and in 2019 there were 36. Welcome to all our new neighbors.

In the spring all our seasonal crew members returned to work. At their request we worked with them so they were able to receive COVID vaccinations. Thank you, Jose and Tim, for working with them to accomplish this.

We also celebrated longevity for several crew members:

- Javier Herrera – 30 years
- Ruben Abrego – 29 years
- Mario Diaz – 27 years
- Chano Fulgencio – 22 years
- Pancho Martinez – 21 years
- Jose Antonio Ambriz – 20 years

This past August marked 15 years of employment with Acacia for Jose and we hope he stays for another 15 years.

The Board implemented the following program for years of service and retirement for employees:

- Retirement – 1 weeks' pay and luncheon
- 30 years - \$500.00 and luncheon
- 25 years - \$300.00

- 20 years - \$200.00

President's Notes: Amy Eckert:

2022 continued to bring challenges to Acacia. We were fortunate to have all our seasonal workers return and we were able to complete painting, lawn care and everything else the crew does over the season. As noted in Directors reports the cost for materials was nothing we could anticipate. Items we needed – lumber, paint, chlorine, other pool chemicals and tools to name a few, were difficult to purchase and the cost was not what we expected or budgeted for. We are very fortunate that Jose shops for the best price for quality products and that this Board and previous Boards have always put money in reserve for the unexpected and as a result we were able to “weather the storm”. We are committed to continue this going forward.

On the bright side 2021 brought some loosening of COVID restrictions and some things returned – clubhouse was rented for parties, pool opened on time, Bunco started again in the fall and we were more open even though masks were still required inside. Thank you, residents, staff and Board members, for all the cooperation during these crazy times.

Thank you to our volunteer Board Members, Jose, Tim, Judy, Kim and Linda for their dedication to Acacia. Without all of you we would not be able to keep Acacia a great place to live.

2022 Election: Lynda McMillin:

There are 4 people running for three board positions:

Ben Boyd

Patricia Chiapetta

Jennifer Cione

Tom Herley

Ballots were sent out and several have been returned.

JoAnne Driscoll and Janice Stojetz have counted and reported the numbers to committee chair before the meeting. Chair will report the results at the Annual Meeting. A huge Thank you to Linda, Amy, Jose, JoAnne and Janice for all of your help.

2022 Election Results:

Benjamin Boyd – 91 Votes

Patricia Chiapetta – 68 Votes

Jennifer Cione – 89 Votes

Thomas Herley – 92 Votes

2022 Election Write-In Candidates:

Meghan Tyrrell - 1 Vote

Karen Johnson – 1 Vote

The elected Directors present, Jennifer Cione and Tom Herley, were sworn in by President Eckert. President Eckert motioned to adjourn meeting at 8:28pm, seconded by Treasurer Polacek (8/1/0). *Motion to approve the February 23, 2021 was approve with a vote of 7-1-0.*