

Chadwick Estates Homeowners Association
Annual Meeting Minutes
February 26, 2015

Members of the Board of Directors Present: Derel Monteith, Brian Redpath, Aaron Smith, Barry Soffiatti, Erik Wilde and Mike Wisdom

Members of the Board of Directors Absent: Becky Sandborg

Other Association Members Present: multiple lot owners, as reflected on sign-in sheets circulated and collected by Board members at the meeting

A. Agenda Items Unrelated to Board Membership: The Board, led by Aaron Smith as President, reported about and otherwise discussed with attending Association members the Annual Meeting agenda items previously agreed upon by the Board, as reflected in the printed agenda and attachments made available at the Annual Meeting. Such items included Board accomplishments since the 2014 Annual Meeting, a report regarding the 2014 balance sheet and 2015 budget of the Association, the Lot 102 litigation outcome, and the proposal under consideration by the Board to require realtors listing property in the neighborhood to use yard signs having a specific, uniform design.

B. Agenda Items Related to Board Membership: As Brian Redpath, Becky Sandborg and Mike Wisdom were ending their terms as Board members as of the Annual Meeting, an election was held for their replacements. Four members of the Association ran for the positions to be vacated, specifically Steve Allar, Holly Greer, Loreto Panettone, and Kim Tobias. Steve, Loreto, and Kim were in attendance, and each briefly introduced themselves to the Association and discussed their interests in being Board members. The Association then elected Steve, Loreto, and Kim to the Board via paper balloting. The Board thanked Brian Redpath, Becky Sandborg, and Mike Wisdom for their strong contributions and service to the Association and the neighborhood in general during their Board terms. The Board acknowledged that new Board officers would be selected at the next Board meeting.

C. Open Discussion/New Business: After all other agenda items had been addressed, the Board opened the floor for attending members of the Association to raise any issues they would like the Board to address in the near future. The following issues were raised by members of the Association, all of which the Board either addressed in the meeting or agreed to address in future Board meetings. **1. “No Peddlers” Policy:** The “No Peddlers” sign at the main entrance to the neighborhood was discussed, along with the anti-solicitation policy generally and how some persistent peddlers have been handled by the Board and other Association members in the past. **2. Sprinkler System At Entrance:** An Association member recommended the installation of a rain sensor in the automatic sprinkler system at the main entrance of the neighborhood in order to help avoid minor yard flooding near the entrance. **3. The Rist Lot:** An Association member

who lives adjacent to the Rist lot raised multiple issues regarding the Rist lot, including landscaping/yard upkeep, the lack of gutters on the house occupying the Rist lot, and legal options available to the Board to address those issues, including seeking enforcement or intervention from the City of Peoria. **4. Gating:** An Association member inquired about the possibility of gating the neighborhood, and it was explained that gating would result in the Association having to maintain the neighborhood without help from the City of Peoria. **5. Roof Solar Panels:** An Association member inquired as to whether the Board had considered adopting a resolution to address the possibility of roof solar panels on houses in the neighborhood. **6. Neighborhood Garage Sale/“Dumpster Day”:** An Association member inquired about why no neighborhood-wide garage sales had been held recently, and it was explained that security concerns had been raised about such sales, particularly in light of somewhat recent burglaries in the neighborhood. **7. Driveway on Tobias Lot:** Kim Tobias expressed concern about how she gets in and out of her driveway in light of its proximity to the island in the neighborhood, and it was generally agreed that her situation raised no concerns for the Association.