

Meeting Minutes June 16, 2025

The meeting was called to order at 6:39 p.m. Ginger called a motion to approve the March meeting minutes and Val approved.

Ginger then moved on to e-bikes. A letter was sent out today regarding e-bikes. There is a law in the state of Illinois that e-bikes. E-bike riders must follow bicycle rule of the road and cannot be ridden by kids. Riders need to be wearing helmets. People should also not be riding e-bikes in the grass because it ruins the lawn. Multiple people have spoken to the kids as well as their parents.

We are also having a problem with kids entering other people's personal spaces like decks and lawns. Kids are looking into people's windows. Please make sure you keep your kids away from other people's property.

People have to be more careful when backing out of their driveways so the lawns don't get damaged. We have some damaged lawns due to homeowners driving on them when backing out.

One unit owner brought up a concern about fines. She says she was fined several times for lights and a car parked in over the sidewalk. Ginger will be sending her proof of this violation. Violation letters do not get sent by email, they are added to Vantaca and also sent by letter. If your light is broken, please put in a work order to get it fixed.

Rich thinks we should have to supply proof so people can't come back and question it. Val agrees on getting a date and time of the violation. Ginger reiterated we will send proof if we have it but it is not required. One homeowner says we should include the make and/or color of the car.

The fire alarm repairs will finally be completed. A letter will be sent out via certified mail and regular mail to let the homeowners in that building know the date for the repair as they must be home for all three days. The homeowners should talk to a representative from Affiliate to see if they need to do anything, like moving furniture, to prepare.

Please don't store any items on the side of your garage. Please get a larger garbage bin if yours gets too full so we don't have garbage blowing down the street.

We will be doing the spring walkthrough on June 25th. Please let Linda know if there's anything you want the board to give special attention to.

Please clean up after your dogs and make sure to put them on the leash.

A homeowner asked if we will be adding insulation on the siding because her pipes have frozen before. We will be having new insulation added to the building but the pipes may still freeze in cold weather. Leave your pipes dripping and cabinet doors open in very cold weather.

We got an update on the siding project. We will be starting in late June to mid July.

The meeting ended at 7:30 p.m.