

## HOA Meeting Minutes

Next Meeting Date: January 13, 2026

### ATTENDEES:

- ✓ President: Rich Aguilar
- ✓ Vice President: Scott Kochaney
- ✓ Treasurer: Sam Duggan
- ✓ Secretary: Jen Pope
- ✓ Special Projects: Jason Geist
- ✓ Residents – 7

### OPEN MEETING ( 6:32 PM)

SILENCE PHONES - CALL TO ORDER - MEETING MINUTES REVIEW -

### APPROVE MINUTES FROM LAST MEETING: YES OR NO? UNANIMOUS BY ALL

MOTION BY SCOTT

2<sup>ND</sup> BY JASON

### PRESIDENT

- Pond Signage
  - Thinking the simplest thing to do is to post Private Property No Trespassing signs
    - The ponds were not meant to be recreational in nature
    - Posting the signs will take the liability off of the Board and the neighborhood
    - Ponds can be used as a passive recreational area (i.e. bird watching) per the HOA covenants
- Arbor side and KLM builders
  - Original builder promised how the houses would be built on the Arbor side
  - KLM has no restrictions on building except for what is a set standard by the Village of Island Lake
  - The proposed homes that KLM will build fit in with the current style/guidelines of the Arbor side.
    - New home that has been built is high quality and fits in with the current home styles/guidelines
  - If the Arbor side is wanting specific restrictions/guidelines to how homes are being built, we will need to add something to covenants for the HOA
    - Requesting Arbor side residents to form a group to move forward with adding these restrictions to the HOA. Once the Arbor side has a plan, we can bring that to the HOA attorneys to move forward.
    - After that it can be brought to the members for a vote
    - KLM would also have a vote since they own 14 lots on the Arbor side
- 2026 HOA Board Elections

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- 3 vacant positions that will be coming up for the Board
- More will be discussed in the January meeting
- If you are interested in running for a position, please contact a current member

### VICE-PRESIDENT

- -Nothing to report

### TREASURER

- -Current budget is in line for where we expected to be at this time of the year
  - One final payment is to be made to Countryside

### SECRETARY

- -Nothing to report

### SPECIAL PROJECTS

- -Countryside has one final cutting of the lawns for this year
- -We will be getting 3 bids for landscaping for next year

### Approval of Reports-

Jason made the motion to approve

Scott 2nd the motion

All were in favor

### OPEN FLOOR FOR QUESTIONS/COMMENTS:

- - QUESTION REGARDING THE BUDGET? IS THERE A PLAN FOR HOW THE BUDGET IS MADE? IS THERE A 5 YEAR PLAN FOR HOW TO MANAGE THE BUDGET?
  - THERE WAS A RESERVE STUDY DONE TO FORMULATE A PLAN FOR THE BUDGET
- - SUGGESTION MADE TO HAVE A PRAIRIE WOODS SIGN PUT UP AT THE ENTRANCE OF THE ARBOR SIDE SUBDIVISION
- -NEIGHBORHOOD FOOD DRIVE NOVEMBER 18, 19, 20TH. FLYERS WERE PASSED OUT, DROP BOXES ON THE MULLENS AND SHOPP'S FRONT PORCH. ITEMS ON THE ARBOR SIDE WILL BE PICKED UP

**MEETING ADJOURN: SAM MADE THE MOTION TO ADJOURN THE MEETING**

# PRAIRIE WOODS

Meeting: November 11, 2025

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JEN 2<sup>ND</sup> THE MOTION. ALL IN FAVOR

END TIME - 7:11PM