

## Minutes Century Farm Homeowners Meeting November 25, 2002 Naperville Township Offices

The meeting was called to order by President Patrick Temesvary at 7:31 p.m.

The minutes from June 26, 2002 were approved after a motion from Fran Bixler.

Old Business –

### Violations

Two violations of the rules are known of. Fran will be sending out a letter on one and an attorney will be handling the other declarations violation. Residents knowing of any rules violations may submit a form to the board in writing. It is available on the web site.

Mention was made of gardening in the common areas. This is prohibited under the rules.

The board was not able to go into detail about the status of the fence post violation that exists and is in litigation – other than the board is seeking to resolve the issue and be compensated on expenses by the offending parties.

### Communications

Residents are urged to check the web for any news. Our web site has been experiencing difficulty. The current address is: [board@yahoogroups.com](mailto:board@yahoogroups.com).

Our first newsletter will hopefully be published by January 31, 2003. Interested residents may contact the board of Fran Bixler to assist or submit articles.

### Neighborhood Watch

Fran has a list of neighborhood volunteers that wish to be block captains but spring would be a better time to get this organized. It would help to know the neighbors if a child was missing or to inform each other of suspicious activities or remind them that a garage door is open late at night for example.

### Safety and Traffic

Rob has all the information of past activities. West Street was closed in September of 1999 and the city has no intention of reopening it. It is possible a left turn lane may be installed on Mill Street in 2004. First a traffic study will have to be conducted in 2003 for the need. The board has taken no stand on this.

Speed reduction on Mill Street would also be determined by the city if advised.

### Park

Amy Olson is our contact with the park district. The park district will be contacting residents for input on the playground proposal sometime after January. Hopefully the park will be installed by year end 2003.

#### Financial Report

Anna Budnik prepared the 2003 budget in table form.

Assessments will not be raised. See the attached budget summary for further explanation of budget reenlistments. A proposal to have a financial needs study done was suggested by Anna to insure proper amounts of reserves, and maintenance issues we must deal with in the future.

#### Ponds and Grounds Committee Report

See the attached summary submitted by Diane Barbret

Other points raised by attendees were if the pond company can use mosquito control chemicals when the algae levels get uncontrollable. Diane asked for permission to remove the noxious and non-native buckthorn bushes along the berm between Cress Creek and the third pond to increase access for algae control. It was approved. Jerry McManegal volunteered to secure the electric panels with tie wraps to prevent tampering.

#### New Business

The board must seek nominations for new board members in early February.

Patrick Temesvary's term will be up and Anna Budnik's term as treasurer. Neither plan to run for reelection. The vote will take place in March.

Thank you to Jerry McManigal, Diane McManigal, Phil Chao and Bob Irvine for installing the No Fishing, Swimming, Skating Signs and the flowers also around the base of them.

The meeting was adjourned at 8:45 p.m.