South Barrington Lakes Association

Meeting Minutes
11-20-13

Board Members Present
Dave Valentino
Paula McCombie
Mike McCombie
John Holmes
Eric Fernandez
John Elias
George Broustis

Call to Order
President Dave Valentino called the meeting to order at 7:34.

Minutes
The minutes from the September meeting were approved. Paula McCombie made the motion and John Elias seconded. All were in favor.

Treasury Report
Mike McCombie reported that we have $70,245.01 total in checking, $38,820.77 in money market and $31,424 in the special project/lake fund. The payables for the month were reviewed.

The following bills were approved:
Paula McCombie- $39.20- tip for the tent at the picnic and postage.
Dave Valentino- $30.55- reimbursement for 5 certified mailings.
Savannah- $1080- half payment for 2013 Christmas lights.
Deena Gallo-$125.82- fish and pop for the picnic.
Kovitz-$296-legal fees
Eric Fernandez-$10 for Association's state filing fee

Paula McCombie made a motion to approve the bills and treasury report. Eric Fernandez seconded and all were in favor.

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County Update

Paula McCombie gave an update on attempts to work with the county on maintenance issues for county land that adjoins South Barrington Lakes. This is an ongoing issue that will be addressed again at a future meeting.

Utility Boxes
Joe Helsing made a list of all the crooked utility boxes throughout the subdivision. It was forwarded to the village administrator and we will wait for their response.

Cameras/Vandalism
The Board discussed the recent vandalism of mailboxes and a recent break that occurred in in the Coves subdivision. Different alternatives were discussed for using cameras to increase security in the neighborhood. The Board will continue to investigate and discuss at a later meeting.

Elections
Eric Fernandez made a motion to appoint Dave Valentino, Joe Helsing and John Holmes to the three open board positions for three year terms. Paula McCombie seconded the motion and all were in favor.

Rules/Regs Changes
Dave Valentino discussed several proposed changes to existing rules and regulations:

1)Current rules require that all notices for rules violations be sent by certified mail. The Board discussed whether or not this was necessary and if it might save us time and money to just send notices via regular mail. It was determined that it is best to continue sending certified notices and in the future Dave will send the notices to Eric Fernandez's office and he will send them out.

2)Dave Valentino also discussed new language addressing the maintenance and condition of mailboxes. The wording was adjusted to clarify the rule and make

3) The Board discussed the rules requiring resident to maintain their culvert pipes. The language pertaining to the condition and maintenance of culvert pipes was adjusted and clarified.

Below is a copy of the revised rules document with changes indicated in blue and red type:

RULES AND REGULATIONS / 11-20-13
SOUTH BARRINGTON LAKES ASSOCIATION

These Rules and Regulations have been adopted in accordance with the authority set forth in the Covenants, Conditions and Restrictions and the Bylaws for the South Barrington Lakes Association. These Rules and Regulations have been adopted with the intent of providing the residents of South Barrington Lakes with a set of guidelines and expectations for minimum standards of property maintenance in the subdivision. It is our hope that communicating and enforcing these standards will help us to maintain a first class neighborhood. It's our expectation that these rules will be reviewed on an on-going basis by the Board of Directors.

The board does not expect to act like a police department with these policies. These rules will be most effective if neighbors who witness rule infractions register a complaint with the board. Each resident's cooperation and participation is encouraged.

Respectfully submitted,
The Board of Directors of
South Barrington Lakes Association

I. Architectural Control

A. One of the primary responsibilities of a homeowner's association is to maintain control over aesthetics and appearance of the property.

B. The Covenants, Conditions and Restrictions of the Association set forth certain Architectural Controls on any structure built or erected on any Lot within the Association. No dwelling house or accessory building shall be erected on any Lot and no alteration costing more than $250 shall be made to any dwelling until and unless the plans and specifications have been submitted and approved in writing by the Board or the committee established by the Board for that purpose.

C. Exterior Maintenance: Each Owner shall be responsible for the maintenance, repair and replacement of his Lot and the improvements thereon as set forth in the Covenants and as follows:

1. Each Owner shall be responsible for maintaining the improvements on his Lot so that there shall be no peeling paint on any of the improvements and all exterior finishes on said improvement shall be kept in good repair.

2. Each Owner shall be responsible for maintaining the driveways on his Lot and shall promptly repair any driveways which fall into disrepair including, but not limited to, heaving or collapsed culvert pipes, crumbling or deteriorating asphalt, concrete or bricks. Weed or vegetation growth in driveway surfaces shall be removed.

3. Mailboxes shall be in good condition and mailbox posts shall be in good condition and shall be straight, within 2" of plumb.

D. Landscaping: Each Owner shall be responsible for maintaining the landscaping and grass on his Lot as set forth in the Covenants and as follows:

1. No landscaping shall be neglected.

2. Owners shall keep the weeds on their Lots under control so that weeds are not to exceed eight (8) inches in height anywhere on the property. Including, but not limited to, driveways, flower beds, around trees and culverts.

3. Owners shall remove any and all dead or fallen trees, including broken limbs and branches, from their Lots in a timely manner. In addition, stumps from the removed trees must be completely removed or ground immediately.

4. Ditches and swales must be kept clear and properly maintained. Proper maintenance includes ensuring that there is no exposed drain piping running parallel in the ditch, as well as maintaining the grass in the ditch to the same height as the grass on the rest of the property. Also, culvert pipes must remain open and not blocked. If rocks are placed on top of the culvert pipe ends, they must be installed in a secure method. Any flagstones placed on culvert pipe ends must be level.

*** Anyone in violation of the above architectural control rules will first be given a warning and a reasonable amount of time to correct the violation prior to fines being issued.

E. Sprinkler Systems may not draw from lake water:

No owner/resident may use the lake for irrigation purposes. Any owner/resident who has a system which uses the lake for irrigation purposes, and has registered it as of October 1st, 2012, may continue to use it and will be considered "grandfathered" from this rule.

The following properties are registered and grandfathered: 1 Lexington, 5 Lexington,
11 Lexington, 13 Lexington, 44 Mundhank, 1 Champlain, 3 Champlain, 17 Champlain,
6 Yorktown and 7 Yorktown.

II. External Control

A. Non-Permitted Vehicles: Pursuant to Article VII, Section 5 of the Covenants, no campers, (commercial) vans or pick-up trucks, recreational vehicles and other types of non-passenger vehicles and accessories may be kept on any Lot unless the same are fully enclosed within the garage located on such Lot. Boats and trailers also fall into this category and are not permitted. Other vehicles which are allowed to be parked in driveways must be parked on paved surfaces and not parked in the grass.

B. Pursuant to Article VII, Section 7, no Lot shall be used or maintained as a dumping ground for rubbish.

1. Trash, garbage or other waste shall not be kept on any Lot except in sanitary containers.

2. Prolonged storage of construction or landscape material on the property is prohibited.

3. Garbage may not be placed at the street prior to 3pm the day before pickup. In addition garbage cans must be removed from the street by midnight the day of pickup.

C. Garage / Estate Sales

1. Garage / estate sales are limited to one (1) per household per year.

2. The sale must be held within the hours of 8:00 am to 6:00 pm and cannot exceed three (3) consecutive days. Request forms are available on the website and must be filled out prior to the sale.

3. Any signs advertising the sale must include the times of the sale. Signs shall not be placed sooner than the day before the sale and must be removed immediately after the sale on the last day.

4. Items which may be sold at these sales are personal household items from your residence only. Other items may not be brought in from outside sources or other residences. This is not meant to be a commercial business.

5. Violators of these garage / estate sale rules are subject to a $200 per day fine for each violation.

6. A refundable deposit of $200.00 made payable to "South Barrington Lakes Association" is required at time of registration. It is the expectation that if your neighbor's property is damaged as a result of the sale, you shall be responsible for the costs involved to repair it. If there is no damage to other property as a result of the sale, your deposit shall be refunded within 2 weeks.

III. Enforcement

A. If someone is believed to be in violation of any of the provisions of the Covenants, By-Laws or Rules and Regulations, complaint must be submitted by an Owner, a resident or a member of the Board of Directors. Owners are responsible for the conduct of all residents and guests occupying or visiting their property.

B. The person charged with the violation will be given written notice by certified mail of the complaint, informing him of the alleged violation and (1) will be given a warning not to repeat the conduct alleged or (2) notification of a fine or punitive action, and the opportunity to request a hearing to contest the alleged violation and fine within ten (10) days upon receipt of said notification. If an Owner fails to request a hearing within the ten (10) days following receipt of a Notice of Violation, the Owner shall be deemed to waive his right to a hearing, the allegations in the Notice of Violation shall be deemed admitted by default, and appropriate punitive action, if deemed necessary by the Board, may be imposed.

C. If a hearing is requested, the Owner will have the opportunity to present a defense and respond to accusations. All hearings will proceed with or without the presence of the accused Owner, so long as notice has been sent in advance. The findings of the hearing will be submitted to the Board of Directors, for disposition at its next regularly scheduled meeting. If the Owner will be having an attorney appear with him or her at the hearing, the Association must be notified not less than five (5) days prior to the date of the hearing to allow the Board to determine and arrange for one of its attorneys to be present at the hearing. If the accused owner is found guilty of the violation, then any and all legal fees incurred by the association will be paid by the said owner.

D. The hearing will proceed based upon witness complaints and/or witness testimony. The Board/Committee will weigh all evidence prior to rendering a finding. All hearings shall be closed.

E. If any resident is found guilty of a violation, the Board will notify the guilty party in writing and a fine may be charged to the assessment account of the Owner of the property in which the guilty person resides and collected with the assessments.

F. There will be a $25.00 fine for the first violation, unless a higher fine is set within the rules, or the Board determines a higher fine should be assessed based upon their review of the violation. Continuing violations may incur a daily fine of up to $25.00 per day.

G. In the event of any violation of the Rules and Regulations, Covenants or By-Laws of the Association, the Board reserves the right to pursue any and all legal remedies to compel enforcement, legal and equitable. Any and all costs and attorneys' fees shall be assessed back to the account of the offending Owner at the time they are incurred.

John Elias made a motion to approve the changes and Eric Fernandez seconded. All were in favor.

ACC changes with dues

The Board discussed the changes to Article V that will be sent to the residents for a vote with the 2014 dues notices.

Below is the original article and the proposed changes which have two main purposes:

1)Make it easier for residents to make minor changes to their homes without Board approval. The original article requires residents to come to the Board for approval of any alteration to their property costing more than $250. It is proposed that this be changed to $2500 to be more reasonable.

2) Give more flexibility to the committee in determining membership of the Architectural Control Committee. The previous rule required that a village trustee and an architect had to be on the Architectural Control Committee. The proposed change requires that the committee consist of a minimum of 2 residents, one of whom must be a South Barrington Lakes Association
Board Member.

ARTICLE V (Current version / at least 30 years old)

Architectural Control

No dwelling house or accessory building shall be erected on any Lot and no alteration costing more than $250.00 shall be made to any dwelling, until and unless the plans and specifications for the same, showing the nature, shape, size, architectural design, materials, location, approximate cost and proposed landscaping thereof, shall have been first submitted to and approved in writing by a committee consisting of one member of the Board of Trustees of the Village of South Barrington, Illinois, and a registered architect selected by the Village Board of Trustees and the Association, and one representative of the Association. In the event of death or resignation of the Trustee member of said committee, a successor shall be designated by the Board of Trustees; in the event of the death or resignation of the architect member, a successor shall be designated by the Board and the association; and in the event of the death or resignation of the representative of the Association, a successor shall be designated by the Association. Plan submittal shall be in two stages. Preliminary plans indicating exterior design, plan arrangement and room sizes shall be submitted initially. Following approval of preliminary plans, construction working drawings and specifications shall be submitted for final approval. A fee will be paid by the applicant for the plan review. Said fee will be established by the Village Board of Trustees and will be on an hourly basis at the prevailing rate at the time. The reviewing committee shall have thirty (30) days from the date of the transmission of architectural plans to either approve or disapprove of the same. Failure to act upon said plans within said thirty (30) day period shall be equivalent to the approval thereof.

ARTICLE V (Revised Version / 2013)

Architectural Control

No dwelling, house, landscape project, accessory building or any other structure as defined by the Village of South Barrington shall be erected on any lot, and no alteration costing more than $2,500.00 shall be made to any dwelling or lot, until and unless the plans and specifications for the same, showing the nature, shape, size, architectural design, materials, location, approximate cost and proposed landscaping thereof, shall have been first submitted to and approved in writing by the South Barrington Lakes Architectural Review Committee.

The South Barrington Lakes Architectural Review Committee shall consist of two or more South Barrington Lakes residents appointed by the South Barrington Lakes Association Board. The South Barrington Lakes Architectural Review Committee may choose to have an architect or third party review the submittal as well. The South Barrington Lakes Architectural Review Committee may choose which projects are to be reviewed by the architect. If reviewed by the architect, A

fee will be paid by the applicant to the architect at time of initial submittal. The fee shall be negotiated between The South Barrington Lakes Architectural Review Committee and the architect.

The South Barrington Lakes Architectural Review Committee shall have thirty (30) days from the date of the first submittal to either approve, disapprove or request more information. Failure to act upon said plans within said thirty (30) day period shall be equivalent to the approval thereof.

The changes must be approved by 75% of the residents.

Annual Picnic
The Board had a general discussion on the budget for next years picnic. This will be addressed again at a later meeting.

Christmas Decorations
The Board discussed approving an additional $600 expenditure for materials to decorate the entrances for the holidays. George Broustis volunteered that he and his wife Joan would once again do the work once they bought the materials. Eric Fernandez made a motion to approve the expenditure and John Elias seconded.

Adjournment
Eric Fernandez made a motion to adjourn the meeting at 10:45 and Paula McCombie seconded. All were in favor.