

Call to Order by President, Gladys Hunt
1:00 PM July 15th, 2017. Regent Ballroom, 1406 Regency Dr, Savoy, IL 61874

Present: President: Gladys Hunt
Vice President: David Lin
Treasurer: Gordon Fellows
Secretary: Jinju Lee
Sean Peak
Kate Hewerdine
Dale Hanson
Lurisa Dadashev
Amy Rohrer

Welcome & Introduction of owners came to participate in the meeting.
Previous meeting Minutes were approved. One correction: Meeting date was corrected from Feb 4th to Apr. 8th.

OLD Business

**102 Essex Ln #4: Jeff Hamilton's unit was fixed. As of today, all repair requests have been resolved.

**104 Essex Ln #10: delinquent HoA payments – A lean was placed on this unit, the official notice was sent out, yet nothing has changed. She still owes more than \$3000. David has seen the lawyers hire an investigator track owners, and then “serve” the notice. David & Jinju will contact Matt Dearing for next steps.

**106 Essex Ln #10: 2nd Hand Smoke Nuisance Issue– A lean was placed on this unit, the official notice was sent out, yet nothing has changed. This unit pays HoA dues, but has not paid any fines. Continue to smoke inside. 2nd Hand Smoke Nuisance discussion will be on the agenda for our Sept 9th Annual meeting. Jinju will contact Tara McCauley from Champaign – Urbana Health District to see if she can attend our meeting. I have included her email to one other Local condo board on the issue at the end of this minutes. Jinju will also contact Matt for next steps.

**Replanting trees/Lawn Bare spots/Salting update: Not the right time/season to plant. David will have a discussion for quotes.

**Garage Door Frame Paint- David got a quote for \$25 per door. Thanks, David. We will get Uttam's painted first. Each owner should check and see if theirs are needed repainting.

**Welcome Packets Update. Thanks to Amy for the Draft of the Welcome letter, letter for our annual meeting in Sept, and Proxy Voting form. All were approved. Amy will send them out soon. At least one month earlier. For the Proxy Vote, we will let the owners write down a person (other condo owners) of their choice. But let them know, President Gladys Hunt can be their proxy.

**All the front doors were painted. – related to the topic. Individual owners can paint their own doors (eg. back doors) without changing the original color. Amy will get Type and Color of Paint from Bill.

**Website update: Amy will work with the contractor to update our website. Amy will also work with Kate and Dale to see if “Neighbor” app will be useful for our condo association.

New Business

103 Portsmouth Unit 6: Still has Pigeon problems. David will take a look and get a quote.

Near the New parking lot, Wheel chair Access to the sidewalk is often blocked by cars. A simple solution could be painting yellow on the access. Dale, Gordon, and David will see if we can implement the yellow paint.

Sean wanted to turn on the outside spigot near his condo, 103 Portsmouth Unit 6. We had them turned off, because there was a minimum \$25/mo fee with or without any usage. \$10 turn on fee, as well.

But Board has decided to turn on the spigot. – plumber has already gone out and turned on the spigot.

Thanks Amy, for resolving the issue quickly. Since then, we also decided to turn on one spigot on 106 Essex, too.

Trash Container issue: many owners do not bring in containers into their garage. Left on the street. Many containers get tossed by winds. Some block the driveways. Three different options were discussed 1) smaller containers \$15/mo. A little cheaper and easier to fit in garages. 2) labeling the containers. We would know which container belongs to which unit. 3) 10 yard common Dumpster, we can get rid of individual containers. Option 1) may make situations even worse with over flowing trash on the road. 2) it will be hard to enforce, even if we know which unit it belongs to. 3) many will prefer individual container.

- Decided to take no action. Except to continue to encourage owners to be courteous to neighbors
- We do more for one another. Getting them out of other drivers, etc.
- Discussion for this issue be on our Annual meeting's agenda

JC who owes some HoA dues. He has discussed his plan with Amy. He has set a plan to pay off by the end of this year. Board approves the plan.

Pet Owners who do not clean after their pets. –Thanks to Sean we have the village of savoy ordinance for pets. We may send a copy of this to all owners. We can begin to report violators to the Village of Savoy. This might be the best way to get their attention. Discussion for this issue be on our Annual meeting's agenda

https://library.municode.com/il/savoy/codes/code_of_ordinances?nodeId=TIT6AN_CH6.04ANC_O_6.04.020LIOW

Rental/ Owner Occupancy rate. Currently at 27%. Discussion for this issue be on our Annual meeting's agenda

Our Annual Owners meeting is scheduled on Sept 9th 2017 1PM at Regent Ballroom.

Your concerns are extremely valid – secondhand smoke contains toxic and carcinogenic chemicals, and it is not safe to breathe. It's particularly dangerous if inhaled on a regular basis.

Condo associations can go smoke-free if a majority of the owners vote to change your covenants and rules. Many condo associations have done this, locally and around the country.

Also, I read through your covenants, and you do have a provision that it could be argued covers secondhand smoke drifting from other units:

Article V, 7f. "No noxious or offensive activity shall be carried on in any unit or the common elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other owners or occupants"

Secondhand smoke is definitely noxious. You can try to make the case that this provision covers the issue. I have read about condo owners winning lawsuits over smoking in units, using similar covenant language.

I'd be happy to attend the meeting if you'd like me to provide information about the dangers of secondhand smoke in multi-unit housing.

I hope that info helps! It may take some work to change your covenants, but it is definitely possible. Condos do it all the time.

Tara McCauley

Special Projects Coordinator

Champaign-Urbana Public Health District

201 W. Kenyon Rd, Champaign, IL 61820

[\(217\) 531-4252](tel:2175314252), Fax: [217-353-7767](tel:2173537767)

www.c-uphd.org