

# North Lake Shore Homeowners' Association

## Board Meeting

February 17, 2021

6:00 pm

Island Bay Yacht Club

## AGENDA

### Welcome

- Call to order
  - 6:04pm
- Introductions
- New neighbors
  - None in person
- Attendance Sheet

### Treasurer's Report

- Outstanding HOA dues
  - 6:07pm Brett Kulavic reports that all but two HOA members have paid dues. Diana Frey will connect with Ernestine Allen's daughter, Kim, to inform on payment of dues and methods to do so. Other party is on Raintree Drive and has moved but still own home, Robert Rabin will ask Emily to make contact.

### Old Business

- Members Guide / Directory
  - 6:09pm Description on change of format on locating member info by name and then by page number. The Guides will be distributed by street reps for members not present at HOA meeting.
- Solar Amendment
  - 6:11pm Robert Rabin reported on investigation of Solar Panel topics with the Zoning Commission. Confirmed that ground mounted panels would not likely meet zoning requirements based on the lots layouts and side yard easement from roads. HOA can make guideline on installation (beautification) so long as it does not violate the Illinois Home Solar act. Jim Shay shared that the Homeowners Control Committee has put together guidelines for Solar Panel installation that seem to be in accordance with Robert's report. Copies of the guidelines are available for review. The amendment, once in place, will not deny a member's right to put in ground Solar Panels but will encourage roof mounted panels. The draft of the amendment will be reviewed by the Homeowners Control Committee and should be complete within the next few months.
- Finalize bylaws / notarization and filing with county
  - 6:23pm They have been finalized and a copy will be provided to post to the website.
- Wind Tree Road Information
  - 6:24pm Robert Rabin reports that the road will not ever be developed as part of the neighborhood unless it is purchased by a developer. It is privately owned.
- Speed Limit Reduction Update
  - 6:26pm Robert Rabin has looked into caution signs but not into the reduction. Will connect with the city on reduction to 25mph.

### New Business

- Other

- 6:27pm Larry Hochstetler asked of any homeowners familiarity with I3 Broadband for fiberoptic internet. Other members showed interest. Larry will contact the company on behalf of the HOA for further information.

## **HOCC Updates**

- See Solar Amendment above

## **Adjournment**

- 6:29pm