

2024 MINUTES
SAWGRASS SUBDIVISION HOA ANNUAL MEETING

Date/Time: November 14, 2024, 6:30 pm Location: Zoom

Call to Order & Welcome – President Ed Stout called the Annual Meeting to order. Board Members present were – President Ed Stout, Vice President Julia Strode, Secretary Bonnie McGrew, Treasurer Denise Forshier, Members At Large David Ammermann and Ron Kocher and Architectural Committee Chair Lance McGrew, as well as 13 residents. Ed reported the HOA is in good shape financially and progress is moving forward on projects of adding landscape, replacing dead landscape, maintenance of the lakes. There is on-going follow with some drainage issues. The city has repaired the concrete at the Bluegrass Ln. entrance and helped with the flooding at the Wildflower entrance. If residents see issues arise, please contact the Board.

Verification of Quorum – Secretary Bonnie McGrew reported the subdivision has 443 lots owned, there are 32 delinquent accounts (which are ineligible to vote at the meeting) resulting in a voting number of 411 lots. A quorum is 50% of the eligible voters, or 206. The Board has received 273 valid proxies. Quorum has been met.

By-Laws changes – Treasurer Denise Forshier presented the first item to be voted on – adjusting the HOA fiscal year to the calendar year – January 1 thru December 31. Since the Annual Meeting is held in November annually, this allows the new budget for the upcoming year to be approved prior to the fiscal year beginning. Denise made a motion to change the By-Laws to allow the fiscal year to run on a calendar year; David Ammermann seconded; MOTION CARRIED.

Denise then presented a change to the due date of the annual assessment (HOA dues) from February 1st to January 1st, annually. The assessment date is December annually and there has been confusion as to actual due date and when late fees will begin to accrue on the late dues. Denise made the motion to make the Due Date become January 1st annually, with delinquent fees to begin accruing February 1st annually. Ron Kocher seconded; MOTION CARRIED. A 'Revised Collection Policy' will be available on the website as of January 1, 2025. This is the first revision to the policy since 2012.

Present Year End Financial Report/Present Proposed 2025 Budget - Denise presented a Proposed 15-month Budget to run from October 1, 2024 thru December 31, 2025, with the approval of the new fiscal year. Questions were raised as to who sets the budget – this is the board responsibility based on actual costs of the previous year with a Contingency fund being built for any large upcoming expenses, i.e., dredging any of the lakes. The Contingency fund will be used to prevent Special Assessments to the homeowners in the event of a large expenditure.

Another question was raised as to the large expense of the attorney for this year. It was explained that several legal items had been ignored for many years, i.e. By-Laws weren't rewritten to reflect changes that were approved over the years, and the Board has obtained new counsel to bring all items current. David Scherer made motion to accept the Proposed 2025 Budget as presented; David Ammerman seconded; MOTION CARRIED.

Question was raised as to drainage problems behind houses along Bluegrass Lane and Sedgegrass Drive. After discussion it was determined Ed will follow up with homeowners and City to see what the issue is and who is responsible for the correction.

Presentation of Slate for Directors – Ed presented the Board for the 2025 year as follows: President – Ed Stout; Vice President – Julia Strode; Secretary – Bonnie McGrew; Treasurer – Denise Forshier; Member at Large – Ron Kocher. Denise made motion to accept the members as presented; Ron seconded; MOTION CARRIED. David Ammerman has decided to leave the Board due to additional job responsibilities. Thank you, David, for your many years of service.

General Discussion was held on ways to get more homeowners involved with the association. There is a Facebook Group - Sawgrass Homeowners' Association Champaign, IL and the website – www.sawgrasshoa.com. Always feel free to contact the Board at theboard@sawgrasshoa.com.

Being no further business, Ed adjourned the meeting at 7:50 p.m.

Respectfully submitted,

Bonnie McGrew
Sawgrass HOA Secretary