

# **Oak Grove HOA Annual Meeting Oct 2024**

Meeting to order: October 23, 2024 6:33pm mtg started, Prairie Grove Village Hall

2023.meeting notes: Emily K moved to approve, Megan H seconded

- I. Treasurer's Report. E Kalal, Treasurer: Of 95 homes, dues \$150, 2 homes had to be pursued/late fees; although no legal action was required, everyone paid on time by Jan 30, 2024 Bank account is larger than normal currently \$83,004.25 due to payment from IDOT for sale of land (\$72,000); Mikki P moved to approve, Megan H seconded  
Note: a portion provided specifically by IDOT was for chain link fence removal

Member inquired if land sale monies are in a separate account, or should it be? Emily K responded it is not in a separate account but possibly BOD should discuss

## **II. Old Business**

1. Lennar Development Northside of Ames Rd

-Mikki P attended meeting with Dave Underwood, Village President, at his request; Dave Underwood relayed that Lennar and Village have had a positive relationship thus far

-Mikki P reviewed proposed Lennar project showing where townhomes vs houses would be, and open spaces locations

-Per Dave Underwood, Lennar project goes to McHenry Unincorporated if this project doesn't go to PG (Dist 155 and 47); If it becomes McHenry Unincorporated millions of dollars may not go to PG or our schools

-Per Dave Underwood, a lot of tax dollars could potentially be leaving PG if we separate these different properties; PG may dissipate in 5-10 years if we lose these big tax income businesses, Oak Grove is part of PG

-Member who attended a meeting about the project mentioned statements made by Dave Underwood regarding Lennar project, traffic impact/water/runoff/ownership were discussed; per Dave Underwood this development project is happening, it is a matter of how and when and if it will be under PG or not

Member mentioned/discussed red light at Edgewood and at Half Mile Trl

IDOT will begin 31 expansion, it is likely to be at least a 3 year project

Member inquired about neighborhood water bills being lower if the Lennar project moves ahead; advised to check with IL Am Water directly

Member discussed possibility if Lennar comes in can they put a good faith start to the landscaping now to allow build of taller trees, or maybe we can offer monies to help start landscaping so we don't have to look at terrible landscaping for years, per Dave Underwood berms going in on Ames to aesthetically appease Oak Grove, match landscaping of Oak Grove, good idea to ask for these things,

2. Member inquired about cul de sac at end of Thunderbird Ln, IL Am Water putting in new valves, pipes
3. FYI Village Meetings 2nd Tuesday of every month
4. Membership is re-advised to submit inquiries/requests to the BOD via email for discussion and pertinent communication. Please direct emails to [BOD@oakgrovesubdivision.com](mailto:BOD@oakgrovesubdivision.com) which is delivered to everyone on the Board

## **III. New Business**

Open discussions/questions – nothing to note

BOD Elections for 2025 Calendar Year - 1 per household, current BOD continues roles; Adjourn Meeting- 7:30pm