

**Oak Grove HOA - BOD Annual Meeting October 19, 2023 - 6:30pm**  
**Prairie Grove Village Hall**  
**10/19/2023**

I. Emily called meeting to order 6:30pm, Mikki seconded

II. Minutes from BOD Annual Meeting 2022, M Pulda, President: Mikki welcomed everyone, introduced HOA members: herself as President, Emily Kalal as Treasurer and Megan Hollenberg

III. Treasurers report, E Kalal, Treasurer: Emily, treasurer past 3 years, went over financials through September, attached 2023 budget for upcoming year, 47 early bird pays online, 18 early bird pays by check, 23 on-time, 3 on-time by check, 4 homes chased down with attorney finally able to collect all fees, attorney fees higher b/c of RT31 IDOT request to purchase land and collecting HOA dues, statement balance \$40,736.36, 4k difference b/c some items aren't paid out yet, Mikki approved information, one question about RT31 money not reflected in budget yet by resident

IV. Old Business

A. Route 31 Expansion: Familiar faces regarding RT31 mtg, approved and moved forward with the \$ offer from IDOT, project scheduled spring 2024, Mikki will post this information/Q & A

B. Mulch berm on 31

1. BOD was mulching berm until RT31 expansion progressed
2. Berm will go to IDOT, no info on when this will begin or how we will treat it once RT31 is implemented, no info on outcome or what will look like, more natural landscape for homes directly effected

C. Little Library continues to have fresh contents appears to be well utilized, at gazebo, open to all people, kids mostly use, minor repair this year

D. 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 all Board members

V. New Business

A. Annual ice-cream social successful and well received again this year, many families go

B. Open discussions/questions

1. J Sprenzel requested to speak

a) John Sprenzel speaks: resident 7 years, appreciates landscaping and wants maintained, was present at Lennar presentation, concerns: traffic, environmental, ecological, 223 home buildout, motion for committee/sub-committee which he is willing to head up to represent people from Oak Grove's neighborhoods opinions on this development

2. Village President present David Underwood introduced/spoke/answered questions

3. Jim Hicks/Lennar Project

a) gave presentation on Lennar neighborhood, associated with village since 1968, 2005 annexation agreement for yellow property on Village of Prairie Grove Zoning Map will expires in May 2025 then reverts to county status, spoke of crude oil pipeline 60ft, Anderson Farm on Ames and Village pin line goes through their property, trees should stay as a buffer for them, corner of Edgewood and RT31 showed proposed typical section Option #1, and Option #2 he negotiated in 2013 that Oak trees not be removed, businesses along RT31 don't want median, 78.2 acres, Terra Cotta sold property to a group of developers but market crashed in 2008 and sold to Wade Lite (single person, attorney in Barrington wants to sell) bought it, he owns everything yellow on the Zoning Map North of Ames,

b) Resident asked David Underwood questions: is Village pro or against Lennar? Can we ask for specifics? Answers: annex agreement expires in 2025, border agreement with city of McHenry we won't develop further N, they won't further S expires end of 2024, Wade sitting on property for 20 years, Lennar is first group to go to him to buy, Village thinks Wade is waiting for agreement to expire so he can sell in 2 years, he can disconnect from Village of PR and let go to McHenry County, Village said no way to initial Lennar proposal, presenter for Lennar did bad job, initial agreement very dense, Village said no, Lennar went back to books and changed to less density, add a little spruce, Village has opportunity to be part of project or Wade can wait it out and do whatever he wants, end of agreement means Village has no say in project, David says he is open to ideas, they are trying to protect ascetics as best they can, sales tax from Chrysler provides 2-300k in sales tax/year, this project will provide lots of property taxes for Village

c) Mikki questions: 1)What is the last day for commitment from Lennar? 2) Why on N side of Ames someone gets to decide if trees go, but on S side our HOA couldn't put in any natural landscape

along Ames on our side? Answer: there is a gas pipeline, and easements, David says there are no restrictions regarding plants trees as a buffer, it would be up to homeowners on Ames, David says

d) Resident asked about American Water Company - will Lennar use them ? Probably. Do they have the capacity to take on new neighborhood? David says yes, probably, they will build retention area, draining Resident asked about school: won't effect Dist 46, neighborhood will go to Dist 47/155. We can't force Wade to extend, Village is discussing extending McHenry border agreement and there are other talks he won't mention now. Lennar is becoming frustrated with Mr. Lite, Village does not know what is going to happen, another problem is who will pay for right turn lane from RT31N into Lennar, Village is worried they will wait the 2 years and do what ever they want instead and giving Village anything we ask for. Resident asked about reaching out to state to drum up environmentalists to help protect green space/trees

e) Resident asked about what entrances into Lennar: as of now 2 entrances from Ames into Lennar meaning, figuring out who will pay for entrance off RT31 into Lennar

f) Private transaction between private land owner and private buyer

g) Mike Frees: Village Administrator showed up, spoke about funding, if Lennar leaves us Village gets no \$, if the work with Village before agreement expires we get \$, State of IL study by Lennar, state will require them to put in 4th light at 4 way stop at Edgewood into Lennar, because if possible population growth further N State will require a turn lane into Lennar, Village stated it will not pay for the light or turn lane, normal for developer to pay for these lanes, he's concerned about Ames and traffic, asking what is IL State going to do at Ames and RT31, Lennar still has lot of steps to go but this can move quickly

h) Mikki asked will how interested people will be notified about any further decisions made? David says Village Board meetings open to public, 2nd Tues of each month, Planning and Zoning as needed mtgs, put link to Planning and Zoning board meetings/minutes for Oak Grove

i) Mike Frees says he sends out Village Manager reports, Mike Frees says he's negotiating for them to redo Ames Rd after construction because it will damage our 5 ton roads

j) David offered his business cards, Lennar's proposed project

k) Jim Hicks asked, What would be livable? What can Village agree to that would it livable for us OG residents?

l) Lennar: Between 300-400k housing, lot sizes 71x126, >5 homes per acre, look at total land its 2.8 homes/acre

m) J Sprenzel motioned to not post Lennar's proposed plan on our HOA website yet, rather if people are interested in Lennar proposed plan they can email BOD email to get more info, J Sprenzel wants to head committee to represent all members of HOA regarding Lennar proposal build

n) Mikki said table this discussion for now due to time

4. Nick, resident, talked about turf at gazebo, instead get donations and families involved to add Oak trees and pollinator garden, also expressed his concern at HOA Board for giving him "push back" on putting up solar panels, he had to redraw plans to put solar panels up on the side of his roof not visible to street, concern about empty lots wanting to turn them soccer field as one suggestion, Mikki's response: HOA covenants always had a note that dictates any solar install should be hidden from sight from front of house, not just solar panels, feel free to talk to BOD and look at covenants, it boiled down to home value protection and what the covenants state, >75% vote to change covenants. J Sprenzel suggested to Nick for a motion to be put forth to have garden idea put on next agenda but Nick who had the garden idea did not ask for that motion

VI. BOD Elections for 2024 Calendar Year: people turned in ballots

A. J Sprenzel appreciates BOD's approval to have Jim and President David present and speak, Mikki appreciates John's efforts to have them here

VII. Adjourn Meeting: Emily motioned to Adjourn meeting at 8:26pm, Megan seconded motion

A. Mike Freese asked to have someone send him our concerns about Lennar and RT31/Ames, then he can ask/negotiate for these things in meetings