

Butterfield Homeowner's Association

Meeting Minutes

For the June 17th, 2021 Summer Meeting

Attendees

President Doug Elwell and 30 attendees (17 on-site and 13 on Zoom)

Approved Motions

- A motion was approved to accept the meeting minutes, which are normally deemed accepted unless there is a request for review and vote.
- A motion was approved to edit the bylaws, as presented without changes, to allow the BHA to use the Internet and related electronic communications, including Zoom-type applications, email, and all other forms of electronic communications, for use in meetings, voting, and all other forms of corporate communications.
- A motion was not approved to have President Doug Elwell perform further research into possibly converting the BHA to a for-profit corporation. The membership would prefer to stay non-profit.

Call to Order

The meeting was called to order at 7:45 p.m. due to Zoom delays.

Pledge of Allegiance

Special Presentation

Corporal Troy Agema of the DuPage County Sheriff's Office introduced himself as the new officer for our area and discussed the latest goings on in our subdivision.

- Nothing serious had occurred since January, which is unusual for a large subdivision.
- Attendees asked Troy questions about well-being requests, speeding through the subdivision, related safety concerns regarding children crossing streets to get to parks and playgrounds, and noise ordinances regarding speeding cars and fireworks.
- If you have any non-emergency concerns of this nature, please contact the Sheriff's Office at 630-407-2000, email: sheriff@dupagesheriff.org

Minutes of the Last Meeting

The reading of the minutes was requested by one of the members in attendance, so the meeting minutes were reviewed. The membership approved a motion to approve the meeting minutes as presented.

Officer and Committee Reports

Treasurer's Report

All numbers are reported as of June 15th, 2021:

Assets

- | | |
|------------------------------|-------------|
| • Checking account..... | \$12,076.87 |
| • PayPal | \$545.98 |
| • Money Market Account | \$3,870.97 |

• CD.....	\$5,003.76
• Balance in postage acct.	\$1,635.55
TOTAL ASSETS	\$23,133.13

Income and Expenses (March 17th – June 17th)

Income:

• December newsletter advertising income (paid by check):	\$446.28
• Membership dues (paid by check):	\$1,150.00
• PayPal Transfers (PayPal memberships and ad revenues)	\$1,000.00
<u>TOTAL INCOME (for 3/17/21 - 6/17/21)</u>	\$2,596.28

Expenses:

• Checkbook Print Charge	\$70.65
• Entrance Sign lighting (ComEd).....	\$44.86
• Spring 2021 Newsletter printing.....	\$715.31
• Spring Membership postcard printing	\$99.95
• Annual Incorporation Fee	\$10.00
• Deposit into bulk mail account	\$1,245.00
TOTAL EXPENSES for 3/17/21-6/17/21:	\$2,185.77
NET Income or (Loss)	+\$410.51

Welcome Wagon Committee

Jean Paprocki and Sandy Henry reported that 21 new people have moved into the subdivision, 13 of which were visited by our Welcome Wagon.

Landscaping Committee

- The entrance sign lighting went out at the Gray Avenue entrance in December of 2020. President Doug called our usual electrician, who estimated that it would cost at least \$1,500 to replace the lights, wiring, power box, and outlets, all of which were non-functional. At the March meeting, a motion was approved to allocate up to \$2,000 from our savings to replace the whole lighting system. As of the June meeting, repairs were in progress.
- A variety of incentives were also discussed regarding getting people to help with volunteering for a variety of different needs such as:
 - Mowing, weeding, and general landscaping at the entrance signs
 - Decorating the entrance signs on holidays
 - Volunteering for a variety of tasks

Marketing Committee

No report this meeting.

Unfinished Business

- There was a vote on changes to the bylaws allowing for the use of electronic communications for meetings and voting. The motion to update the bylaws was approved as presented.

New Business

Review of Vision 2023 Initiative, The Plan, & the Vote

Review:

- At the March 2021 meeting, President Doug Elwell revealed his plan for the next two years.
- By March of 2023, Doug will have been President for 10 years.
- Lack of volunteers has resulted in the executive board members (and other long-term volunteer members) taking on large amounts of additional work, uncompensated. This cannot continue.
- If we cannot find volunteers to help with promoting membership, writing for the newsletter, selling advertising, helping with decorations and landscaping, etc. to help take the load off the executive board by 2023, we need to discuss adding a compensation structure to pay the board members for all the extra time they have been spending over and above their normal duties to make up for the lack of volunteerism. Regular duties would remain uncompensated.
- We also have to address serious issues with our income, corporate compliance, and organizational/communication infrastructure that must be resolved before we can pass the mantle on to the next generation.
- Our vision for 2023 is to make sure the BHA is in sound legal, financial, and organizational shape so it can be safely handed off to the next generation of Butterfield homeowners any time after 2023.

The Plan

- In the Summer 2021 newsletter, President Doug Elwell proposed a plan to convert the BHA to a for-profit model in order to fix our corporate legal compliance, income, tax, volunteerism, and a variety of other issues, all in one comprehensive package.
- This plan outlines all the good things about the BHA that need to continue, the bad things that need to be fixed, a solution to achieve those goals, and more.
- This plan also includes a proposed revenue model to help the BHA grow into a more effective organization, and a governance model to determine how the BHA will be organized.
- Read the proposed plan here: [BHA Newsletter \(mybhoa.com\)](http://BHA%20Newsletter%20(mybhoa.com))

The Vote

- The membership decided they would prefer to remain non-profit, so the motion to begin the process of conversion to for-profit did not pass.
- No members offered a plan to clarify our corporate status, i.e., accurately define what type of organization we are, as a prerequisite for properly filing taxes (for the first time since 2007), so President Doug Elwell will look for alternatives to for-profit approaches that will allow us to meet state and federal corporate compliance and tax laws, and then present them at the October meeting.

Open Forum

The members discussed the usefulness of keeping the BHA around, including:

- Providing timely, relevant information regarding homeownership and related issues.
 - Having a single point of contact for the Butterfield subdivision with surrounding business and governmental entities, and constantly advocating for the rights of Butterfield residents with them.
 - Defending the Butterfield subdivision from being annexed by surrounding cities, such as Lombard, which has tried to annex us in the past.
 - Managing the entrance signs, lighting, decorations, and related responsibilities.
 - Publishing a newsletter, website, and related corporate communications to define and maintain the character and integrity of the subdivision.
 - Keeping the records of the history of Beautiful Butterfield to pass on to future generations of Butterfieldians, and many other things too numerous to account for here.
- There was also some discussion about raising the dues, which would help us pay the bills and fix longstanding issues with the entrance signs, entrance sign lights, and other responsibilities present and future.
- Also, if more people paid their dues, we would be able to hire part-time folks to help fill in the gaps left by our lack of volunteers.
- Another member pointed out that we are not a true homeowners association as we do not have buy-in from every home in the subdivision, and we also don't have required monthly fees like real HOAs do.
- One member pointed out that the Butterfield Park District is paid for by our taxes, but the BHA is not. Why do they get funding while the BHA does not? Usually, the homeowner's association handles the parks and common areas in a subdivision, which is paid for by fees from the homeowners. This is due to the fact that the founders of the subdivision set up the HOA incorrectly.
- A member also pointed out that taxes recently were raised by the Butterfield Park District via a referendum in order to pay for purchasing land at the corner of Butterfield & 53. Many Butterfield residents voted to raise taxes to pay for that, but none have ever suggested doing the same for the BHA, which does much more for the neighborhood than the BPD does.
- Another member said the BHA needs to better communicate our value proposition so more people will pay their dues.
- A new attendee said that they had heard about this BHA meeting on the Butterfield East Facebook page and suggested that we leverage Facebook more to reach Butterfield residents and better sell our value proposition. The BHA has done that and will continue to use Facebook and other social media.

Adjournment

There being no further business, the meeting was adjourned at 9:54 p.m.

The next meeting will be held on March 17th, 2022.