



**MINUTES FOR VILLAGE OF GILBERTS
BOARD OF TRUSTEES MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Tuesday, August 16, 2022**

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

President Zambetti called the meeting to order at 7:00 p.m. He proceeded to lead those present in the Pledge of Allegiance.

2. ROLL CALL / ESTABLISH QUORUM

Village Clerk Courtney Baker called the roll. Roll call: Members present: Trustees Corbett, Allen, Hacker, Coats, and Redfield. Trustee LeClercq was absent. Others present: Village Administrator Brian Bourdeau, Management Analyst Riley Lynch, and Village Attorney Julie Tappendorf.

3. APPOINTMENTS

A. Appointment of Kelly Mastera as Village Clerk for a Term Ending on April 30, 2025 –

A Motion was made by Trustee Allen and seconded by Trustee Corbett to Appoint Kelly Mastera as Village Clerk for a Term Ending on April 30, 2025. Roll call vote: Trustees Corbett, Allen, Hacker, Coats, and Redfield voted Aye. 0-nays, 0-abstained. Motion carried.

4. PUBLIC COMMENT

Tony Pacione of 896 Mario Lane – Mr. Pacione approached the Board and advised of several property maintenance issues in the Conservancy that have not been timely addressed by the HOA, which is currently the land development owner. Mr. Pacione expressed his frustration in not receiving timely responses from the HOA/Troy Mertz and asked the Board if there was anything the Village could do to remedy this situation.

Alvin Lopez – Read his email that was sent to the Board prior to the meeting (attached).

Dino Heckerman – Mr. Heckerman approached the Board and stated his general concurrence with his neighbors and the points made in Mr. Lopez's email.

President Zambetti advised the residents that the Village is not able to withhold permits or limit the developer in his requests from the Village. However, the Board and Staff will work to obtain timelines and expectations from the Developer and forward this information onto the residents in the Conservancy. Attorney Tappendorf advised that the covenants for the Conservancy do not permit the Village to enforce the covenants and that the private property owners have the enforcement ability.

Trustee Redfield advised the residents that he has also been in contact with the property management company, PSI, about some of the same issues. He stated that he recommends that several of the Conservancy residents compile a list of emails to create an email list that the Village can communicate with about these concerns.

Michelle Heckerman of 880 Mario Lane – Mrs. Heckerman approached the Board and asked who would be responsible if a child got hurt on one of the broken slides in the Conservancy. Attorney Tappendorf advised that this would be a private matter between the resident and property owner.

5. CONSENT AGENDA

- A. A Motion to approve Minutes from the August 2, 2022 Village Board Meeting
- B. A Motion to approve Bills & Payroll dated August 16, 2022
- C. A Motion to approve the July 2022 Treasurer's Report
- D. A Motion to approve Ordinance 10-2022, an Ordinance Amending the Village's Unified Development Ordinance Regarding Fence Height Requirements
- E. A Motion to approve Ordinance 11-2022, an Ordinance Authorizing the Disposal of Personal Property Owned by the Village of Gilberts
- F. A Motion to approve Ordinance 12-2022, an Ordinance Amending the Fiscal Year 2022 Budget for the Fiscal Year Ending April 30, 2022
- G. A Motion to approve Resolution 43-2022, a Resolution Approving the Purchase of a Dodge Durango Pursuit from La Porte Chrysler in an Amount Not-to-Exceed \$37,000

A Motion was made by Trustee Corbett and seconded by Trustee Allen to Approve Consent Agenda items 5A-G as Presented. Roll call vote: Trustees Allen, Hacker, Coats, Redfield, and Corbett voted Aye. 0-nays, 0-abstained. Motion carried.

6. ITEMS FOR APPROVAL

There were no items for approval at this time.

7. ITEMS FOR DISCUSSION

There were no items for discussion at this time.

8. STAFF REPORTS

Clerk Baker

- Thanked the Board for the opportunity to serve.

Administrator Bourdeau

- Thanked Courtney for her work during her time at the Village.
- Grading at Memorial Park will take place soon along with finishing the work at Waitcus Park.

9. TRUSTEES' REPORTS

The trustees thanked Courtney for her service to the Village.

10. PRESIDENTS' REPORT

President Zambetti thanked Courtney for her work during her time at the Village.

11. EXECUTIVE SESSION

An executive session did not take place.

11. ADJOURNMENT

There being no further public business to discuss, **a Motion was made by Trustee Allen and seconded by Trustee Corbett to adjourn from the public meeting at 8:08 pm.** Voice vote carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Courtney Baker', written in a cursive style.

Courtney Baker
Village Clerk



Village of Gilberts
87 Galligan Road
Gilberts Illinois 60136
Village Board Meeting
August 16, 2022, 7:00 p.m.
Sign in Sheet

Name

Contact Info (optional)

DINO HECKERMAN

630-461-0128

David + Jackie Beaver 846 Sunburst Lane Gilbert 630-857-6706

Evan Kanagin

847-836-1090

George Kanagin

847-836-1090

Jony Pacione

847-414-1000

Leith Trunzo

773-842-1987

Jill Juska

847-650-9383

Amy Rood

~~847~~ 630 450 4048

Bernie & Deb Calvaresi

708-743-4687

Courtney Baker

From: A Lopez <alopez4010@gmail.com>
Sent: Monday, August 15, 2022 10:59 PM
To: Info@villageofgilberts.com
Cc: David Leclercq; Guy Zambetti; Brandon Coats; Daniel Corbett; Jeanne Allen; Justin Redfield; Louis Hacker
Subject: GILBERTS Village Board Meeting 16AUG22

Village of Gilberts Trustees -

Hope you all are doing well. My name is Alvin Lopez and I live in the Conservancy community here in Gilberts.

For over a year and a half there has been countless emails being sent by many of us who live in the Conservancy to our Home Owners Association (HOA) Management Company - Property Specialist Incorporated (PSI) regarding hazards that should have been fixed a long time ago. Unfortunately, none have been fixed after a year and a half. We were told by PSI that Troy, the land developer, had to sign and approve all requests in order for the repairs to be completed. Please see the attached photos of some of our examples.

Because communicating directly with Troy has failed, and speaking to PSI has left us with more questions than answers, we sought legal guidance from an experienced attorney. We were advised to talk to you all first and request all future inspections and permits be held until these hazards are resolved. All future correspondence and repair schedules should be in writing with expected dates of completion.

I do not believe this is an unreasonable request. We are solely asking for these common sense hazards to be repaired so they do not cause injury to anyone nor allow our community to look poorly neglected. Ryan Homes nor Troy will walk away from future development in the Conservancy after so much investments have already been made by them. But pausing all future inspections and permits would force them to fix the hazards.

Our walking paths have sink holes, weeds growing through underneath causing damage/walking hazards, dead trees in our easements, poor road conditions, broken slides, and broken/rusted park equipment. All attached photos are what I have described.

I believe all developers should be held to a higher standard so that our community can stand out and we continue to grow.

Perfect example of this is our family members that wanted to move into the new Ryan Homes section of the Conservancy but after seeing the poor conditions, no amenities for \$62 dollars a month, they decided to move into the Talamore, Huntley Community instead.

Please assist us with this so that not only the Conservancy can be a great place to live and visit but also makes the Village of Gilberts stand out as well.





