

# Chesapeake Commons Homeowners Association

1490 Geneva Drive Geneva, IL 60134  
Ph: 630-208-0396 Email: CCHA1490@YAHOO.COM

## **Meeting Minutes as submitted by Brandy Hunter for Annual Meeting/Elections: February 7<sup>th</sup>, 2023**

Meeting was called to order by Brandy Hunter at 7:05 pm

Roll call was conducted: Present was Brandy Hunter, Brian Smith, Troy Yocum, Cindy Schwartz and Shirley Brown.

Also present was Lea Minalga and 11 Homeowners.

A motion to accept the November 1<sup>st</sup>, 2022, meeting minutes was made by Cindy Schwartz and seconded by Brian Smith. **Minutes Approved**

A motion to adopt the Agenda was made by Cindy Schwartz and seconded by Brian Smith.

Three homeowners, the property manager and a board member were dismissed to do the election count.

Two homeowner hearings were held. One was resolved and one remains unresolved.

Financial Report presented by Troy Yocum (numbers are rounded): Checking account balance: \$41,000, Reserves Balance: \$155,000.

Grounds Manager report was given by Brian Smith: Hanson is our current snow removal company. They are currently getting the "lay of the land." We have a 1-inch contract, any snow accumulation below one inch is the responsibility of the homeowner. We are on a pay by application salt contract with Hanson. This has been beneficial this year. When contacting for salt we would pay for a certain number of applications regardless of use. This year we have used well below the normal contracted threshold, and it gives us the ability to call out for ice and not just snow.

Roofing/Siding/Gutters and railings report was given by Shirley Brown. All roofing has been completed. Estimates are being obtained for siding replacement next year. Siding is replaced based on necessity and within the confines of the budget. Cleaning of siding will be evaluated in the spring. Maintenance free railings are on backorder. Brief discussion about shutters on the back of houses. **Discussion Tabled.**

At the candidates meeting the topic of committee formation to support the board was broached. It was determined by the Board that they will not participate in the forming of a committee. If a group of persons wish to form a committee, a proposal must be submitted. The committee proposal must include the purpose of the committee, the members of the committee and the liaison with the board (and this person will be responsible for submitting proposals for the board approval). All this information will be submitted to the Board for review and said committee will be assigned a board member as a point of contact. The committees will still have to follow all rules and regulations and resolutions in regard to committees and communications with contractors. Please email Lea and she will forward to the board any questions. Discussion was had and it was also discussed that homeowners would like to provide the Board with a "Directory of Homeowner Expertise" to help engage in their community.

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Election Results as follows:

Troy Yocum-58 votes

Shirley Brown-37 votes

Susane Marangoni Molina-40 votes

Jill Johnson- 1 vote

Hoban Barnes-1 vote

Tony Avello-1 vote

Congratulations to Troy for his reelection and to Susane for becoming a member of the team. Thank you to Shirley for her years of dedicated service. Thank you to all the homeowners who participated, voted and assisted in our annual election.

Homeowner's Forum was conducted.

Electric cars were discussed. The association is currently charging a standard rate for electric car plug in. This rate is being reevaluated frequently based on electric usage and cost. This is an evolving situation as electric cars are becoming more common.

## **Dates and thing to remember:**

- 1. Dues are currently \$245 a month**
- 2. Pick up your dog poop and dogs are not allowed to be on tie outs without direct supervision by the homeowner.**
- 3. Complaints must be filed via email: [ccha1490@sbcglobal.net](mailto:ccha1490@sbcglobal.net) or on a complaint form that can be found at the office. Each complaint must contain all the necessary information, name, address, and complaint.**
- 4. Next quarterly meeting is Tuesday May 2<sup>rd</sup>, 2023 @7pm.**
- 5. Please contact your homeowner's insurance and inform them of your new roof. Some homeowners are receiving a savings.**

Motion to Adjourn made by Troy Yocum and seconded by Shirley Brown at 8:10 pm. **Motion Passed**