

Chesapeake Commons Homeowners Association

1490 Geneva Drive Geneva, IL 60134

Ph: 630-208-0396 Email: CCHA1490@SBCGLOBAL.NET

Meeting Minutes as submitted by Jamie Johnson for August 6th, 2024 @7pm

Meeting was called to order by Brandy at 7:00pm

Roll call was conducted: Present was Brandy Hunter, Jamie Johnson, Cindy Schwartz, and Troy Yocum.

Also present was Lea Minalga and 7 Homeowners.

A motion was made by Cindy and seconded by Troy to accept the amended agenda.

Motion Approved unanimously.

A motion was made by Cindy and seconded by Jamie to accept the quarterly meeting minutes from 5/7/2024.

Motion Approved unanimously.

President's Report

- Declarations and Bylaws were submitted and are on file with Kane County and are now available on the website for all homeowners.

- A Master Project List of all capital projects completed between 2014-2024 is available on the website under the [Residents](#) page

Treasurer's Report

- Reviewed the Balance sheet and Income Statement (P&L)

Siding, Gutters, Shutters

- 2024 Siding Project
 - Replaced siding on Joshel and Lencioni (7 units total). Arlington (6 units) is also scheduled to be replaced this summer.
 - No shingles or siding was damaged from the most recent storms
- 2024 Gutter Project
 - gutter guards were installed based on the allocated budget. Will finish the remaining homes next year. All homes will have gutter guards by the end of 2025.

Concrete, Asphalt, Railings

- 2024 Concrete/Railing project
 - 8 stoops and service walks
 - Railings are on order from a new company because our previous supplier closed.
- 2024 Asphalt project
 - 12 catch basins, 20 heats of infrared were completed

Clubhouse & Pool Report

- Abbreviated hours starting August 22nd from 4-8pm
- Closing day is Monday, September 2nd at 8pm
- Pool fence is rusting. Reviewing quotes from multiple vendors to determine if sanding and painting is the best option, or if we should replace portions of the fence.

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Landscaping Report

- Hanson and Jesus were out after the storms on 7/14 & 7/15 to clean up fallen trees and branches throughout the property. Thank you to Lea for calling the vendors and having them come out so quickly to start the cleanup.
- Review and revise the 50/50 Tree Program.

New Business:

Special meeting to follow

Old Business:

No Homeowner's Forum due to the special election.

Adjournment: A motion was made to adjourn by Cindy and seconded by Troy at 7:20 pm.