

**CCHA Board of Directors Regular Meeting
Order of Business Tuesday May 3, 2022, at 7:00 p.m.
Clubhouse, 1490 Geneva Drive, Geneva**

Board of Directors:

President	Jay Patel
Vice President	Brian Smith
Secretary	Shirley Brown
Director	Brandy Hunter
Treasurer	Troy Yocum

Community Assoc. Manager: Lea Minalga

Jay Patel President's Report & Updates

Read and approve the February 1, 2022, Annual BOD Meeting and tonight's Agenda.

- Executive Sessions:
 - Board Meeting w/RWB Construction on April 7, 2022 to discuss Siding & Roofing Project doing all at once or as we have been doing by emergency considering the rising price of materials and labor.
 - Hearing held on April 21, 2022. Matter Resolved.
 - Special Meeting April 28, 2022, regarding Association Loan w/RWB Construction for funding Roof/Gutter project this year.
- Motion to raise Closing Letter Fee to \$250.00.
- Should the Board make it mandatory for homeowners to purchase Skylights (if needed) and Attic Insulation at the time roofs are being replaced? It is easier to do then, it is less expensive, and not doing it can hurt the roof warranty. Payment plans, Association paying at the time and then invoicing the owner, having homeowner pay upfront, or other options? Or let homeowner decide?
- Doors, Door Frames and Decorative Trim are the homeowner's responsibility to replace.
- The few small facade porches above front doors that we have will be removed at the time of Siding Replacement. These old porches are ornamental and serve no purpose, are expensive to replace, prone to wood rot and woodpecker damage and costly to maintain. If a homeowner insists on keeping these, it will be up to them to pay for all repairs, replacements, and painting. Or shall they be automatically removed without that option?
- Common Grounds in front yards will be inspected **Saturday, May 14**, and back yards on **Saturday, May 21st** by the Board beginning around 9:00 A.M. Tidy up the yards, no storage under decks, decks in need of staining will be identified, patios and decks must be neat and orderly with (1) Patio Set and 1 Grill. Front stoops must be free of items but Flowerpots and Plants. Decorative Flags in flower beds are allowed.
- Swings are not allowed anymore.

- Pick up Dog Poop. Several people have seen dogs doing their duty on the Grounds and Clubhouse and owners not picking up. If we see violators, a fine of \$130.00 will be issued. If dogs destroy the grass either in front or behind units from urine, it is up to the resident to pay for the damages and/or repair the lawn. Please pick up after your pet each time they go.
- Dryer Vents should be cleaned inside and out of lint. There are several vendors who do this in the area. The Association will replace broken dryer vent covers for \$25.00.
- The Association does not pay for Pest Abatement. Ants, wasps, mice, skunks, racoons or any other creatures inside the house or under the decks, patios and stoops will be the owner's responsibility to hire a professional service. Bees are a protected species and not to be disturbed. It is also a federal offense to disrupt, move or disturb birds, eggs, babies or nests.
- Deck Enlargement Amendment Update?
- Power washing of Siding is not in the budget this year due to the high costs of doing Roofs, Siding, and other expensive projects. If a resident wants this service done, they can hire someone on their own or use our crew. It is \$100.00 a wall if you use Bert, Jesus, or RWB Construction.
- Assessments are due on the first of every month. They are late on the 10th day of the month and a \$25.00 fine will be given automatically. If any member is over 60 days late on assessments, they will be turned over to the attorney for Collection automatically. **No payment plans, no exceptions as of January 1, 2022. Assessments are \$235.00 this year.**
- **Please pay your monthly assessments on time** as it impacts the Association **negatively** when people are routinely late or not paying at all. The well-being of the entire Association is affected. Thank you.
- All work order requests, concerns and complaints should be emailed to ccha1490@sbcglobal.net. Or you can text to 630-327-9937 if something is pressing or urgent. We prefer everything put into writing to avoid any miscommunication.
- Visitor Parking: Rules state that residents and their guests may use the guest parking spaces for no longer than 72 hours. This is not for regular use by any resident. **Visitors and our Vendors have priority over the Guest parking.** People who want to report offenders must have evidence with photos of violators going over the time limit and or repeatedly abusing the parking privileges.
- Office is by appointment only. Email to schedule at ccha1490@sbcglobal.net or text Lea at 630-327-9937.
- The Association will not be handing out Ice Melt, Grass Seed, Soil, or other items because we have been informed too much Salt has been put down, harming our concrete, storm drains and asphalt. Grass Seed is also a high commodity due to its scarcity this year.
- The Association does not reimburse residents for mulch, grass seed, sod, or soil.

Troy Yocum

Financial Report:

- ❖ Balance Sheet & Profit & Loss Report
- ❖ Checking Account – **\$170,132.13** as of March 31, 2022
- ❖ Reserves – **\$114,725.97** as of March 31, 2022
- ❖ Receivables
- ❖ Reserve Study recommended. Checking prices.
- ❖ Loan discussion for Roofing & Siding Project.
- ❖ **Please remember assessments are \$235.00/Month.**

Brian Smith

Grounds Manager Report

- ❖ TSI comes on Thursday, weather permitting to do landscaping. They will be Edging, Trimming, Mowing and clean-up.
- ❖ We will put Red Flags out for those residents that do not want TSI to touch their beds. This means then that the resident must do all the weeding, trimming for the season themselves. Email or text Lea if you want flags and no landscaping done. Ccha1490@sbcglobal.net or 630-327-9937.
- ❖ Jesus Soto will be coming in one or two days a week to put down seed and attend to other landscaping jobs as needed.
- ❖ Skyline Tree Service will be pruning trees that really need work done. One Ash tree is being removed on Arlington.

Brandy Hunter

Clubhouse/Pool/Asphalt/Concrete Report

Shirley Brown

Roofs/Siding/Gutters/Railings/Garages Report

- Joshel Garage (Siding – Desert Tan) and 1633, 1643, 1653 & 1663 Delaware (Siding – Oxford Blue) Roofs, Siding and Gutters will be done this spring.
- We highly recommend before or at the time of these major Roof/Siding projects that owners consider new windows, sliding doors, skylights, insulation, and deck repairs to be done (*if necessary*).
- We are in negotiations with Lending Agents about a loan to do more roofs and siding. Troy already discussed.
- Front door painting and matching shutters of newly siding building will be done in the spring.
- Front door frames are homeowners' responsibility and so is the decorative trim to repair if the wood gets rotten from water.
- Meyer Metal company will custom make Railings for any new stoops being done. We are only required to put up one railing if they already had a railing. If resident wants 2 Railings, they will need to purchase one. Average price per side depending on risers is between \$530.00 – \$1200.00. WE only install Railings on the side of the Concrete Stoops now, far better than putting into top of stoop.
- ***. During a heavy downpour do not fret for it is natural for a gutter to not hold the onslaught of water and really is NO cause for alarm.*** We have regular scheduled gutter cleaning in the fall. If you call for cleaning gutter and nothing is clogging it, you will be charged for the service to check.
- Building costs keep going up so we must only do work this year that is absolutely a priority. Inflation is a concern and a possible recession, so all projects are carefully considered first.

Homeowner Forum: Only if time allows. Send concerns, work orders and comments to ccha1490@sbcglobal.net

Next Regular Board of Directors Meeting in Clubhouse will be Tuesday, August 2, 2022 at 7:00 p.m. Adjourn Meeting.