

- **Red is original submitted minutes**
- **Black is amended**

## **Chesapeake Commons Homeowners Association**

Geneva, IL 60134

Tuesday, May 5<sup>th</sup>, 2023

7:00 pm

**Call to Order** – **Special Quarterly** Meeting called to order by Hunter, at 7:00 pm

**Roll Call** – Brandy Hunter, Brian Smith, Cindy Schwartz, Susane Molina, and Troy Yocum

Also present Lea Minalga and 13 Homeowners

Attorney representing Keough & Moody

Absent – None

**Opening statement** – the Chair announced the change in the meeting offering the homeowners the chance to use the open forum prior to the Board of Directors discussing their business. To record the meeting, the Board of Directors requests that any homeowner announce prior to the meeting that they plan to record it to be considerate to the privacy of other homeowners.

**Meeting minutes of February** was approved unanimously.

Schwartz moved a motion to amend the **minutes of March special meeting** highlighting she was present during her second appointment to join the Board of Directors. Seconded by Yocum.

Recorded as: Hunter – Aye. Smith – Aye. Yocum – Aye. Molina – No.

**Guest Speaker:** Amanda Simmons, representative of Rose Paving.

**Homeowner's Forum:** nothing was addressed.

**Report given by President:** a contract was signed with Keough and Moody to update the declarations and bylaws with the cost of \$6500, plus additional expenses to file with the county. Nonreply emails has been enabled.

**Financial Report:** Troy Yocum

Checking \$102,000. Reserves \$161,000. Numbers are rounded. Amounts will start going down with summer projects.

**Clubhouse Report:** Susane Molina

Three of the eight businesses contacted have offered an assessment visit, four provided bids for the carpet cleaning. A Personal Touch was chosen due to their customer service, price, availability, and good reviews. Cost of \$580.

**Grounds Manager Report:** Brian Smith

Homeowners are responsible for the mulch on their soil. Hanson Landscape Design will mow on Wednesdays. Red Flags can be used in the flower beds to sign to landscapers that the homeowner will do all the gardening. TruGreen is scheduled for fertilizing applications in spring and summer. Homeowners can provide soil and seed and Jesus has been laying them in bad shape turfs. Dogs should be away from new grass.

**Roofing/Siding/Gutters:** Brandy Hunter

RWB ROOFING will be power washing sidings for \$90 an hour as another contractor quoted \$150 a wall. Roofs have been monitored and they were evaluated by RWB roofing and two independent public adjusters after the hail. A brick façade is being repaired and the most emergent siding are being evaluated by experts.

**Concrete Report and Railing Report:** Cindy Schwartz

The concrete walk happened on April 20 and the proposal is being reviewed. Meyer Metal might supply railings once the number of railings is known.

**Asphalt Report:** Cindy Schwartz

The asphalt walk happened on April 6 and a proposal that includes 6 Basins, infrared in 2 courts and crack-filling of all courts was approved.

**New Business:** Windchimes, Grounds Inspections, Term Limits, Member Surveys, Committees

**Adjournment** – Smith, seconded by Yocum and carried unanimously at 8:18.

**Submitted by:** Molina