

Chesapeake Commons Homeowners Association

1490 Geneva Drive Geneva, IL 60134

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

Meeting Minutes as submitted by Brandy Hunter for August 1st, 2023 @7 pm

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

Meeting was recorded.

Roll call was conducted: Present was Brandy Hunter, Troy Yocum, Cindy Schwartz, Susane Molina and absent was Brian Smith

Also present was Lea Minalga and 20 Homeowners.

A motion to accept the May 2023, meeting minutes was made by Troy and seconded by Cindy.

Motion Approved unanimously.

A motion was made by Cindy and seconded by Troy to accept the agenda as presented. Discussion occurred and the agenda was amended. A vote was called to accept the agenda as amended.

Motion Approved unanimously.

Siding Report was given by Brandy:

An excel master list of siding projects has been completed. It was reported 24-25% of the siding has been completed and that the siding replacement started in 2017. It was reported that siding projects are chosen based on need and confines of the budget.

Guest Speaker(s): JR and Mike from RWB Construction Enterprises. Siding was discussed.

President's report was given by Brandy Hunter: The Declarations and Bylaws are in consolidation and a draft revision should be completed in a few weeks. Brandy has been researching flags vs. sign options for homeowners that do not wish to have their gardens touched.

Financial Report presented by Troy Yocum: (numbers have been rounded) Checking account balance: \$100,000, Reserves Balance: \$161,000. As of June 30th, 2023 operations are at a net income of \$52,000. Amounts will start to decrease as summer projects are completed.

A motion was made by Cindy and seconded by Yocum that, A late fee will only be waived on the first occurrence of each year starting in January and ending in December. This policy will go into effect January 1st, 2024.

Motion Approved unanimously.

Grounds Manager report was given by Brandy Hunter: We are working on a bushes order. Next year the bushes budget is being re-evaluated.

Concrete and Railings report was given by Cindy Schwartz: Ten sidewalks/stoops and two public walkways were done. Two houses were looked at as potential trip hazards bringing us slightly over budget for a total of \$35,000. The lowest bid being \$1,170 and the highest at \$4,500. Six railings were done for a total of \$ 3,575.

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Asphalt report was given by Cindy Schwartz: Two catch basins were done on Lencioni, two on Koster, one on Salem, and one on Washington. Infrared was done on two areas on Dunham and two on Washington. Crack filling will be scheduled for all the courts on the same day. Total for all work is \$21,585.

Pool and Clubhouse Report given by Susane Molina:

A motion was made by Susane and seconded by Cindy to approve a new Swimming Pool Wavier.

Motion approved unanimously.

A motion was made by Cindy and seconded by Troy to replenish the pool furniture to include chairs, loungers, and umbrellas, not to exceed \$4000. Discussion occurred and the motion was amended to include that the current color scheme would remain the same.

Motion approved recorded as Brandy, Cindy, Troy- Aye, Molina-Nay

New Business: Fireworks are banned in Geneva, and homeowners can call the police if someone is setting them off.

Homeowner's Forum was conducted.

Adjournment: A motion was made to adjourn by Troy and seconded by Cindy at 8:43 pm.

Motion Approved unanimously.