

# 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 November 1<sup>st</sup>, 2022**

Meeting was called to order by Brandy Hunter at 7:06pm

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

Also present was Lea Minalga and 12 Homeowners.

A motion to accept the August 2<sup>nd</sup>, 2022, meeting minutes was made by Troy Yocum and seconded by Brandy Hunter. **Minutes Approved**

A motion was made to by Brandy Hunter and seconded by Brian Smith that no trees smaller than 1.5 inches in diameter can be planted on CCHA property and all trees must be planted by an employee or contractor of CCHA. **Motion Passed**

President's report was given by Brandy Hunter. Elections for the two opening board positions (Troy Yocum and Shirley Brown) are to be held at the next board meeting February 3<sup>rd</sup>, 2023. The office will need biographies and/or a notification to run provided to the office by December 1<sup>st</sup>, 2022, so that the ballots can be made, and the information can be passed out prior to the Candidates meeting. All individuals running are encouraged to attend the candidates meeting Tuesday January 3<sup>rd</sup>, 2023.

On September 21<sup>st</sup>, 2022, a meeting was held with TSI owner and our site supervisor. They have assured us that all their contractual obligations will be met by end of contract November 30<sup>th</sup>, 2022. Juan and Jesus are also helping fill in the gaps. Dirt and seed will continue to be applied in early November.

Financial Report presented by Troy Yocum: Checking account balance: \$38,844.90, Reserves Balance: \$155,208.16

A motion was made to accept the proposed 2023 budget as presented. Made by Cindy Schwartz and seconded by Shirley Brown. **Motion passed** Note: this does include a \$10 a month due increase. Dues will be \$245/month in 2023.

Grounds Manager report was given by Brian Smith: Three bids were received from TSI, Yellowstone and Hanson for review. Two companies also refused to provide us with bids for our landscaping needs based on our reputation as an association that is hard to work for because of homeowner interference. A motion was made by Brian Smith and seconded by Cindy Schwartz to approve Hanson as our Landscaping company. **Motion Passed**. This company provided a 3-year contract without a rate increase, they are charging salt per application instead of making us pay for salt we may not receive, they were easy to negotiate with and our contract reads for snow removal at 1", 10" blizzard conditions, and all snow removal/ salt application goes to homeowner's door instead of just generalized walkways and stoops.

Concrete and Asphalt report was given by Brandy Hunter: Nine Concrete projects were completed by West Suburban Concrete averaging \$2650. Sealcoating and crack fill were completed by Rose Paving on

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Charleston, Dunham, Salem, and Alexandria. The drainage basin on Alexandria were also redone as a pothole had formed. A walk through was done with Rose Paving October 27<sup>th</sup>, 2022. Next year we will focus on Crack fill and drainage/catch basin repair. This will prevent further potholes from forming. Crack fill will be evaluated for the entire association regardless of when you were seal coated. Other means for preventing potholes and increasing the longevity of our asphalt are being explored. When we resume sealcoating, we will need to discuss lot marking cost as each character we put on the sealcoat cost at least \$5.

Roofing/Siding/Gutters and railings report was given by Shirley Brown. All roofing has been completed. Joshel garage siding is in, and that project will be completed soon. Hail inspections were done by RWB roofing and a Public Adjuster after the two hailstorms. It was determined there is no need for action at this time. Railings are still on back order. We are in communication with the company, and they are working to get us railings as soon as possible.

A motion was made by Brandy Hunter to remove windows from the garages when residing. Seconded by Troy Yocum. Discussion was had and it was determined that the windows are expensive, esthetic and that most have some sort of tree or shrubbery in front of them essentially blocking them from view and that they reduce the life of the siding due to leakage and general deterioration. It was discussed that the end facing the street be given windows, but it was decided it was all or nothing.

There was a break in on Alexandria. This occurred at 4pm in the afternoon in broad daylight. They used a van that was parked in the parking lot and broke in through the back door. Three people ransacked the house and one person sat in the car as the driver. No arrests have been made and the cat that was thought to have gotten out was found afraid in the basement. Please keep an eye out for any strange vehicles or activity and call the police directly and immediately. Stay safe!

Homeowner's Forum was conducted.

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

- 1. Dues are currently \$235 a month and will increase to \$245 in January 2023**
- 2. Pick up your dog poop.**
- 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. Candidate's meeting January 3<sup>rd</sup>, 2023 @7pm. All candidates are encouraged to attend.**
- 5. Next quarterly meeting is the election Tuesday February 3<sup>rd</sup>, 2023 @7pm.**
- 6. Please contact your homeowner's insurance and inform them of your new roof. Some homeowners are receiving a savings.**

Motion to Adjourn made by Shirley and seconded by Brian at 8:31pm. **Motion Passed**