

# **Chesapeake Commons Homeowners Association**

1490 Geneva Drive Geneva, IL 60134

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

## **Quarterly Meeting Minutes as submitted by Brandy Hunter for November 7th, 2023 @7 pm**

Meeting was called to order by Brandy at 7:24pm

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

Also present was Lea Minalga and 20 Homeowners.

A motion to accept the May 2<sup>nd</sup>, 2023, amended meeting minutes was made by Brian and seconded by Troy.

**Motion Approved unanimously.**

A motion to accept the August 1<sup>st</sup>, 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.**

**Grounds Manager report** was given by Brian Smith: Snow plowing will start November 15<sup>th</sup>, 2023.

**Guest Speaker(s): Andrew Mott from Hansen Landscaping.**

**President's report** was given by Brandy Hunter: The Declarations and Bylaws are under review by the board.

**Siding/Gutters/Shutters Report** was given by Brandy:

Decision on shutters has been tabled.

**Financial Report** presented by Troy Yocum: (numbers have been rounded) Checking account balance: \$93,000, Reserves Balance: \$77,000.

A motion was made by Cindy and seconded by Brian to continue to contract Troy Yocum to process the CCHA corporate tax return for 2023 and ongoing at a fee not to exceed the fair market value until at which time either Troy leaves the BOD or the BOD terminates the contract. **Motion Approved by Cindy, Brandy, Brian, Jamie. Troy abstained.**

**A motion was made by Troy and seconded by Cindy** to Approve the 2024 calendar year budget as presented.

**Motion Approved unanimously.**

**Concrete and Railings report** was given by Cindy Schwartz: Concrete and railings are done for the year.

**Asphalt report** was given by Cindy Schwartz: Meeting will be set up to determine what can be done next year.

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**Pool and Clubhouse Report** given by Brandy Hunter:

56% of homeowners that returned their surveys want lifeguards.

**New Business:**

Old Business:

**Homeowner's Forum was conducted.**

**Adjournment:** A motion was made to adjourn by Brian and seconded by Cindy at 8:36 pm.

**Motion Approved unanimously.**