

Chesapeake Commons Homeowners Association
2011 Budget Meeting Minutes
November 2, 2010

I Call To Order

The meeting was called to order by President Dennis Argyrakis at 7:03 P.M.

Those present were:

Dennis Argyrakis	President
Jason St. Onge	Vice President
Carol Perry	Secretary
Brian Smith	Member

Absent:

Troy Yocum	Treasurer
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Homeowners present – see attached

II President Argyrakis

- A. President Argyrakis stated that he would not be running for office again after serving on the board for over 8 years but thanked everyone for the opportunity to serve the homeowners and work alongside the other board members.
- B. President Argyrakis was happy to report that assessments would not be going up in 2011 but would remain at \$160.00 per month. This news was received well by the homeowners.
- C. President Argyrakis brought up the CCHA Newsletter and new CCHA Website, stating that from now on we would save money because Newsletter and announcements would be up on site – not mailed. For those homeowners who have no email access newsletter and other memos would be mailed as was done in the past.
- D. President Argyrakis remarked of success of Community Gatherings like the 4th of July and Hawaiian Pot Luck over summer and that these sorts of get-togethers would continue. A Wine & Cheese Party is scheduled in Feb., 2011 and organized by the Planning Committee. All are welcome to become involved in this committee.

III Roofs

- A. Carol Perry gave update on roofs stating that for next year \$54,000.00 has been put in the Budget and over the course of the year roofs that are still in need of replacement will get done then.

IV Grounds/Landscaping

- A. It was noted that 8 -10 dead trees in the complex are in need of being cut down. Gary Bryan stated that he would attend to that soon.
- B. Gary reports that all Ash Trees were treated and hopefully this will salvage them although it is not a guarantee.
- C. Gary stated that he and crew are preparing for snow removal and all plows are working but some upkeep and repair is being done.
- D. Salt is available for residents up at the CCHA Clubhouse, bring your own container please.

V Asphalt/Concrete

- A. Brian Smith stated all repairs were recently completed on curbing
- B. Brian also noted that the asphalt damage is done as well throughout the Commons.
- C. Next year \$15,000.00 was allotted for some of the patios that are sinking.

VI Pool/Clubhouse

- A. Jason St. Onge reports that AquaGuard did an excellent job managing our pool last summer and are under contract for 2011 as well.
- B. Jason stated that \$5000.00 has been put into the 2011 Budget for replacement of carpeting in clubhouse.
- C. Jason also discusses possible Media Station – flat screen TV, etc making clubhouse more attractive and inviting for residents to hold parties and sporting events.
- D. Hourly party rental fee for Clubhouse has been raised from \$15.00 per hour to \$20.00.

VII Board Elections

- A. Troy Yocum and Dennis's position are up for re-elections in Feb. Proxies are available at office for anyone interested in running for the Board.

VIII Foreclosures

- A. Dennis remarks that CCHA has been fortunate regarding foreclosures with only 4 so far and 2 of those are now having dues being paid by Bank.
- B. Dennis shares process of Foreclosure, remarking that typically associations are last on list to get monies with Taxes being first, Bank being second and in that order.

IX Questions/Comments/Concerns from Homeowners

- A. Resident states that Clubhouse Front Door is in need of new paint job.
- B. Resident asked if in the Newsletter or on our CCHA Website that blurbs about those running for board positions could be posted so residents could know more about them and their platforms. President A. stated that those running for office could self-promote if they so chose to do so but that it is not required and therefore would not be enforced.
- C. Resident states gutters were overflowing by her front window and soaking side of house.
- D. Resident requested that she receive help replacing Smoke Alarm battery.

IX Adjournment

Dennis entertained motion to adjourn, Brian Smith motioned and Jason St. Onge seconded it. Session adjourned at 8:10 P.M.

**Next CCHA Board of Directors Meeting – Tuesday, February 1, 2011 @ 7:00PM
Board Elections!!!**

Respectfully Submitted

Lea Minalga
Office Manager

Homeowner Sign-In Sheet 11/02/10

Betty Reichert – Koster

Linda Dall – Salem

Karen Haldeman – Salem

Mary Adams – Windsor

Sandy Wurtz – Potomac

Shirley Brown – Potomac

Dorothy Ford – Delaware

Beth Bundy – Alexandria

Becky Kruse – Potomac

Clover Koester – Arlington