

**The Minutes of the Board of Directors of  
Chesapeake Commons Homeowners Association  
February 2, 2016 Annual / Election Meeting - *DRAFT***

**Board Members Present:**

Ms. Sheila Nienhouse	President
Mr. Brian Smith	Vice President
Mr. Troy Yocum	Treasurer
Ms. Shirley Brown	Secretary
Mr. Jay Patel	Member
Lea Minalga	Community Assoc. Manager

Also Present:

Residents (6)

The following are the **Minutes of the Board of Directors of Chesapeake Commons Homeowners Association** held on **Tuesday, February 2, 2016** at 1490 Geneva Drive, Geneva, IL 60134. The Meeting was called to order at 7:00 p.m. by President Sheila Nienhouse. The Minutes of the last Meeting held on November 3, 2015 were read and approved, as was the February 2, 2016 Agenda.

Brief Introductions by each board member up for election was done, ballots collected and counted. Sheila Nienhouse, Brian Smith and Jay Patel won the election again for another 2-Year Term.

Homeowner on Lencioni made a case for leasing visitor parking spots. Decision by Board against it but he was granted permission to ask neighbors about renting garage space.

President Nienhouse made a motion to carry on the Holiday Decorating Contest as a yearly event. Discussion followed with making three winners and allowing committee of homeowners vote on best decorated unit. **Adopted.**

Dog waste issues were brought up and discussed. The Association will continue to monitor, send notices and fines. Liens can be put against property if fines not paid.

President Nienhouse motioned that we go back to holding our community Garage Sale at the same time as the Geneva City-Wide Sale held April 22 and 23, 2016. **Adopted.**

Several home break-ins have occurred on the east side of Geneva and residents warned to lock houses, garages and be alert to their surroundings and report any unusual goings-on to the police.

Financials – See P&L and Balance Sheet. 2016 Budget provided.

Snow Removal – Snow Plow contractors do not commence plowing/shoveling until 2". Ice Melt is available at the office or will be dropped off if residents want some on hand.

Pool Contract was discussed, it was stated that Clear Water Pool Management has done an excellent job for the past two years and Jay Patel motioned to hire them again for a 3-year Contract. **Adopted.**

Amy Avello requested being named Social Director, chairing and organizing community events such as Chili-Cook-offs, Easter Egg Hunts, etc. After discussion Jay Patel motioned to allow this with stipulations related to no profit making and only open to our community. **Adopted.**

Windsor homeowner requested permission to remove skylights when they fail and seal off with shingles instead. Further review needed. **Tabled.**

Alexandria and Potomac Courts are to be resurfaced in the spring by Midwest Sealcoating. Sealcoating /Restripping will be done the following year on brand new asphalted courts and every other year after that from then on.

Caulking / Flashing discussion about product (return silicone indoor/outdoor caulking and purchase only outdoor states V.P. Brian Smith) and labor for spring/summer. Hire outside vendor or use own crew? **Tabled.**

#### **Homeowner Questions**

Concrete issue on Lencioni to be looked into.

Homeowner on Potomac did not feel it good idea to be taking out skylights since they were part of original plan on certain units.

Homeowner on Potomac requested crew come look at small piece of caulking or wood hanging off left side of front door.

#### **Executive Session**

Member Jay Patel requested to switch positions with President Sheila Nienhouse for a 12-month trial period. This was granted by Ms. Nienhouse and Jay Patel became President of the Board of Directors for CCHA.

#### **Adjournment**

A motion was made and passed to adjourn the meeting at 8:15p.m.

**Next Regular Meeting – May 3, 2016 at 7:00 P.M. at the CCHA Clubhouse, 1490 Geneva Drive, Geneva, IL**

Submitted by: Shirley Brown, Secretary