

**The Minutes of the Annual Meeting of the Board of Directors of
Chesapeake Commons Homeowners Association
February 3, 2015**

Board Members Present:

Ms. Sheila Nienhouse	President
Mr. Troy Yocum	Treasurer
Ms. Shirley Brown	Secretary
Mr. Jay Patel	Member

Absent:

Mr. Brian Smith	Vice President
Lea Minalga	Manager

Also Present:

Residents	(3)
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The following are the Minutes of the Board of Directors of Chesapeake Commons Homeowners Association held on Tuesday, February 3, 2015 at 1490 Geneva Drive, Geneva, IL 60134. The Meeting was called to order at 7:01 p.m. by President Sheila Nienhouse. The Minutes of the last Meeting held on November 4, 2014 were read and approved, as was the February 3, 2015 Agenda.

I. President's Report

President Nienhouse stated that Jim Ratliff of Ratliff Landscaping was to be present at the meeting tonight to discuss Snow Removal but cancelled. Tabled

President Nienhouse stated that the Board planned on beginning the process of updating the Governing Documents on March 2nd.

The President stated Garage Inspections should happen in the spring and then a follow-up Inspection in the summer. Dates to be announced later. Tabled

Dumpster Program – it was discussed instead of getting three (3) Dumpsters at once, the Board wanted to get one (1) at a time and putting dumpsters further in the back of a court to avoid others using it who do not live here. Dates to be announced. Tabled

Election Night: Sheila Nienhouse introduced the two (2) candidates running for re-election – Troy Yocum and Shirley Brown. They gave a brief bio on themselves.

Treasurer's Report

Troy Yocum read Financials. \$46,987.41 in Operational Checking Account and \$250,212.68 in Reserves.

Vice President's Report – Landscaping and Snow Removal

Mr. Brian Smith was not present so there was no report.

II. Jay Patel - Clubhouse/Pool

Member Mr. Jay Patel reports that the Clubhouse was to be painted this month.

Three (3) Bids for Window replacement for (4) windows in the clubhouse will be sought out.

Pool Management Bids are being sought presently for 2015 Season.

Kids 13 years and older with proper ID's may swim without an adult as it was done last year.

Adopted

Pool Season is a whole week longer this year.

Garage Sale – Choice of going with City Wide Sale or doing our own. Board voted to have Garage Sale one week earlier than City Wide Sale on April 17 & 18, 2015. Adopted

III. Secretary's Report / Asphalt/Concrete/Foundations/Roofing

Secretary Shirley Brown updated Board that 20 Roof Replacements are to be done with three (3) being rather urgent. Bids to be sought out.

Three (3) Asphalt Driveways are to be done this spring, weather permitting: Lencioni, Koster and Salem. Midwest Sealcoating to do the work.

A few sidewalks and stoops might need work. Inspection to be done in spring.

Garage Doors to be painted.

Gutters and Downspouts to be cleaned twice (2) times a year, spring and fall.

Front door trim and caulking to be done.

Railing Inspections to be done in March.

Garage Lights have been purchased and shall be installed over the summer months, one court at a time.

Mailboxes to be purchased soon and will do one (1) court at a time.

IV. Homeowner's Forum

A resident asked about Retaining Walls and when they might expect one? People may pay to get one done early, retaining walls are done as an as needed basis (erosion etc.) but the goal to put up a retaining wall throughout the commons.

1460 Joshel has trouble with Garage. To be inspected and repaired.

V. Election:

Ballots counted. Shirley Brown and Troy Yocum were re-elected to the Board of Directors for another two (2) year term.

VI. Adjournment

A motion was made and passed to adjourn the meeting at 8:07 p.m.

Next Regular Meeting

The next **Meeting** is scheduled for **Tuesday, May 5, 2015 at 7:00** p.m. and will be held in the Clubhouse Conference Room, 1490 Geneva Drive. All Residents are welcome to attend.

Submitted by: Shirley Brown, Secretary