

**The Minutes of the Board of Directors of
Chesapeake Commons Homeowners Association
May 3, 2016 Regular Election Meeting**

Board Members Present:

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

Also Present:

Residents (6)

Absent:

Mr. Troy Yocum Treasurer

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

President Jay Patel stated Garage Inspections will be held Sat. May 7 and make-up date May 14 at 9:00 AM. To pass an inspection the garage must be able to accommodate a car. Fines of \$115.00 will be issued to those who do not pass inspection.

President Patel discussed options on how to deal with the ongoing problem of dogs damaging turf. He suggested a yearly fee per dog. Different amounts were talked about. Further research and review is needed. **Tabled.**

Because of a new electric car, refrigerators and freezers, plus power tools all using the Association garage electricity, ideas of correcting the high utility bills on certain courts was brought up by President Patel. Pete Frentzos, a ret. electrical engineer was present and has been researching costs and meter prices and will also check into what appliances actually cost in electricity.

President made motion to register cars to the units for all residents. **Vote Approved.**

President made a motion for an Electric Car Amendment, typically car owner to pay \$35.00/Month to use CCHA Garage Electric for charging car. **Vote Approved.**

President Patel made a motion for Fridge Amendment of \$25.00, regular power consumption. **Vote Approved.**

Vice President Brian Smith stated that SEBERT is our new Landscaping contractor and they will be mowing on Mondays.

V.P. Smith reported that many of our Austrian Pines had to come down due to storms and disease. We lost thirteen (13) so far with a few more needing to come down.

Member Sheila Nienhouse announced that Pool Season begins Memorial Day weekend and gave the pool hours.

Ms. Nienhouse motioned for allowing adults to swim in the morning prior to attendant being on duty. **Vote Approved.**

She reported that kids 16 to 13 must show proper ID to use the Pool without adult supervision. Pool Tags are **\$5.00** for new or lost replacement ones.

Pool Deck will be power-washed and painted by our CCHA work crew prior to opening. New Range and Microwave was purchased for the Clubhouse.

Secretary Shirley Brown discussed the three (3) contractors who gave bids for roof replacement this year. Jesus & Jorge Enterprises, Site Maintenance and S & D Enterprises were up for bid. Nine (9) roofs are in need of replacement (tear-offs). Shirley made a motion to hire S & D at \$37900.00 estimate for the 9 roofs. **Vote Approved.**

As new roofs are being replaced, new ComDecks (Satellite Dish Platform) will be installed on the roof to protect roof from damage when Dishes are put on. Cost will be charged back to homeowner at **\$110.00** currently although subject to change. Ms. Brown motioned to pass this as a requirement. **Vote Approved.**

Secretary Brown stated that there are currently seven (7) concrete projects to be done this year. Still getting bids although hard to get them for jobs this small. **Tabled.**

Ms. Brown reported that only Alexandria Court will be asphalted this summer, leaving Potomac, Charleston, and Windsor as the last courts to do within the next two years. Shirley Brown brought up suggestion of lattice work put up on Decks to hide the underneath for possible storage and for aesthetics. More discussion and review needed. **Tabled.**

Salem Court Garage had new gutters and oversized downspouts installed in early spring.

The Board Meeting Adjourned at **8:15 PM.**

Next Board of Directors Meeting will be Tuesday, August 2nd at 7:00 PM in the Clubhouse.

Submitted by: Shirley Brown, Secretary