

**The Minutes of the Annual Meeting of the Board of Directors of  
Chesapeake Commons Homeowners Association  
May 5, 2015**

Board Members Present:

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

Absent:

Mr. Brian Smith	Vice President
Mr. Troy Yocum	Treasurer

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, May 5, 2015 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 February 3, 2015 were read and approved, as was the May 5, 2015 Agenda.

### **President's Report**

President Nienhouse stated that all dogs must be on leash, no tie-outs unless resident outside with pet (voted 6/2014 Board Meeting) and all dog waste must be picked up immediately. If rules are broken a \$115.00 fine is to be issued. Motion to send reminder flyer to all homeowners. – Adopted.

President Nienhouse stated that kids have been seen playing in the courts. A motion was made to send flyer warning parents to keep watch over their kids. – Adopted.

The President discussed the idea of possibly have speed bumps put in the courts to deter fast driving. Costs to be considered. - Tabled.

President Nienhouse motioned to have the Board meet 1<sup>st</sup> week in June to go over the Governing documents, starting with the Declarations for review and updating.

President Nienhouse stated that three (3) new part time crew members were hired. Adolfo, Gary and Jose will be doing assorted handy-man, repair and maintenance jobs. Discussion took place about getting all CCHA workers T-Shirts with company logo on it to identify them. Shirts for Maintenance crew Royal Blue with White Lettering – Adopted.

President Nienhouse motioned that next year CCHA share the same dates for our Community Garage Sale with the Geneva City-Wide one. – Adopted.

Three (3) Dumpsters to be delivered for Spring Clean-Up May 8<sup>th</sup> on Salem, Arlington and Alexandria for all CCHA residents to use.

President Nienhouse stated that Garage Inspections scheduled May 16<sup>th</sup> and make-up date will be May 23<sup>rd</sup>. Hinges and springs to be oiled at that time.

All Gutters have been cleaned front and back by Jesus and crew.

Satellite Dishes present a problem to roofs stated President Nienhouse and remarked that four (4) roofing companies felt that they should not be put on a roof as it can create damage/leaks. Is it better to put on the Ground or on a Deck discussion followed. More information needed. – Tabled.

President Nienhouse brought up the Radon Remediation Issue and that this is not an Association matter but something the homeowner is responsible to pay for if levels are found above the norm.

### **Treasurer's Report**

Financials were announced by President Nienhouse. \$67,983.96 in Operational Checking Account and \$250,285.49 in Reserves.

### **Vice President's Report – Landscaping and Snow Removal**

Mr. Brian Smith's report was read by President Nienhouse. A. Davison Landscaping has been hired. Mulch to be put in all front beds and around trees late spring. Twelve (12) new Trees planted. New Trees need daily watering unless it rains. Residents may purchase trees by splitting with the Association to get one faster if they so desire. Retaining walls being done where erosion is bad, corner units and eventually goal is to get everyone a wall per budget. Homeowners may get a wall faster if they want to purchase the cost of materials and labor themselves. Bushes being planted where needed.

### **Jay Patel - Clubhouse/Pool**

Member Mr. Jay Patel reports that Pool to open Memorial Day Weekend for the Season. Kids 13 years and older with proper ID's may swim without an adult as it was done last year. Pool Season is a whole week longer this year.

## **Secretary's Report / Asphalt/Concrete/Foundations/Roofing**

Secretary Shirley Brown updated Board that Windsor Court Storm Drain to be repaired immediately. Midwest Sealcoating to do the work. Several roofs replacements are to be done early spring. A few units needed oversized gutters, downspouts and many extensions to be put up as well. Getting four (4) Roofing bids currently.

Sidewalks, stoops and steps are in need of repair. Board voted and More-Pro will be the contractor for those 20 or so jobs. – Adopted.

Salem, Lencioni and Koster Courts to be have asphalt overlay and work done by Midwest Sealcoating. Weather permitting job to begin in early summer – Adopted.

Three (3) Asphalt Driveways are to be done this spring, weather permitting: Lencioni, Koster and Salem. Resealing and restriping on several courts as well. Midwest Sealcoating to do the work.

Front Door Trim and Garage Doors to be painted. Caulking where needed.

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

Arlington Court Garage needs new oversized downspouts and gutters to avoid issues w/ice and water.

Railing Repair or Replaced as needed.

## **Homeowner's Forum**

A resident asked about how many continue to park in Guest Parking and what can be done to deter violators? Another homeowner asked about dead grass spots from dogs and what can be done to help this ongoing problem?

## **Adjournment**

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

## **Next Meeting – Budget 2016**

The next **Meeting** is scheduled for **Tuesday, November 3, 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