

The Minutes of the Regular Meeting of the Board of Directors of Chesapeake Commons Homeowners Association - Final Draft May 6, 2014

Board Members Present

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

Also Present

Lea Minalga	Community Assoc. Manager
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Residents	24
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Call to Order

The following are the Minutes of the Board of Directors of Chesapeake Commons Homeowners Association held on Tuesday, May 6, 2014 at 1490 Geneva Drive, Geneva, IL 60134. The Meeting was called to order at 7:00 p.m. by President Sheila Nienhouse.

I. President's Report

President Nienhouse welcomed all. She informed those present that Gary Bryan, DBA - G & B Lawn Care; was terminated for breach of contract. Per legal advice nothing further was said.

Ms. Nienhouse gave the dates of Garage Inspection for Sat., May 7th and Make-up Date for Sat. May 17th, both at 10AM. To pass, a vehicle must be able to fit inside garage. Failure results in \$115.00 fine.

President Nienhouse alerted those in attendance that a coyote was sited walking on the sidewalk up by the Clubhouse and warned others to not leave small children or pets unattended.

Ms. Nienhouse brought up having a Homeowner's Candidates Meeting 4 weeks prior to the Feb. 2015 Board Elections up at the Clubhouse. A **motion** was made and passed unanimously.

President Nienhouse suggested the Board consider meeting on the first Tuesday of every month instead of quarterly. A **motion** was made and passed to approve monthly meetings with the

option to cancel them if there was no new business to do on slower months. Next Board of Directors Meeting will be **Tuesday, June 3rd, 2014**.

Ms. Nienhouse proposed that the CCHA By-Laws needed updating and amending in certain areas that appeared vague or unclear. As required by Illinois law, an amendment to the By-Laws needs approval of 75% of the homeowners. Before the Board has an attorney start the work or research, the Board needs further review and debate as to what parts of this document specifically needs revamping and amending. The process can be time consuming and expensive (\$3500.00 roughly) and it has been **tabled** for now.

The President brought up the possibility of doing away with Dog Tie-Outs. **Tabled** until further review.

II. Treasurer's Report

- a) Checking Account - \$74,956.03.
- b) Reserves - \$239,028.40.
- c) P&L, Balance Sheet and 2014 Budget were provided.

Mr. Troy Yocum announced that he had been looking into a Reserve Study and sought out (4) Bids. After board discussion of these proposals, Mr. Yocum moved that Reserve Advisors at \$5,350.00 do CCHA Reserve Study this year. It was seconded and the **motion** was adopted.

III. Vice President's Report – Landscaping and Snow Removal

Mr. Brian Smith had researched (3) Landscaping/Snow Removal companies and presented the proposals of each for review to the Board. V.P. Smith moved that Land Technicians, Inc. be chosen. This was seconded and the **motion** was adopted to hire Land Technicians, Inc. for a 12 month term at \$33,600.00 for the 7 months of Lawn Care and \$21,000.00 for Snow Removal.

Mr. Smith stated he was looking into a maintenance/handy man currently suggesting utilizing Joe Maxwell on a part time basis and exploring other options as well.

IV. Clubhouse/Pool

Member Mr. Jay Patel had (4) proposals for the Pool Management Contract. After Board review and debate, Mr. Patel moved to select Clear Water Pools to manage CCHA pool at \$22,000.00 for the 2014 Pool Season. The **motion** was seconded and adopted.

After debate Mr. Patel made a motion to change the age from 17 to 12 years old to go the pool without an adult accompanying them. Mr. Smith argued that 13 years of age would be reasonable. The main **motion** was amended and adopted to allow 13 yr olds be permitted to attend the CCHA Pool without an adult present but only when the life guard was on duty.

Hot Dog or Pizza Pool Party was discussed and **tabled** until next Meeting.

Mr. Patel brought up the idea of a vending machine and further information was to be gathered on costs etc. **Tabled** until next meeting.

There was discussion about the purpose of hiring people to oversee the Clubhouse Parties as they do currently. Mr. Patel moved that this policy continue as it has. It was seconded and shall remain the same.

Mr. Patel shared concerns about the liability of Grills being used outside by Residents at Clubhouse parties. He moved that no Grills be allowed on the premise of the Clubhouse, the **motion** was seconded and passed.

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

Secretary Shirley Brown updated Board on the Midwest Sealcoating, Inc. Asphalt project on Dunham and Joshel being behind schedule due to weather. It should begin first week in June or late May.

Midwest Sealing will repair pot holes, scrap and re-paint curbs and striping (where needed).

Ms. Brown had K & M Concrete provide Concrete/Sidewalk proposal but was waiting on (2) other bids to come in. Work needed on Windsor stoop, Arlington and Alexandria.

Foundations – PermaSeal looked at (2) foundation cracks on Potomac and recommended structural engineer inspect this issue.

Teafoe Roofing inspected roofs and reported all looked good in spite of heavy winds taking off a few shingles over the winter. There are roughly 20 more townhomes that need roof replacement.

Ms. Brown brought up the idea of a Garden Committee of interested residents who have a "green thumb" to plant flowers up at our entrance on Kirk Road with bulbs and annuals to make it colorful, appealing and fun.

VI. Homeowner Forum

- a) Resident suggested before Board votes on bids to open the floor for 15 minutes to homeowners for suggestions and input.
- b) Resident hoped that when Reserve Study is done that the patios and decks be included about ramifications of changing or enlarging them or altering property/structures. She suggested using an outside architect come in and do a specific report on this matter as well.
- c) Criminal background checks on hired workers at CCHA was suggested.
- d) Resident brought up the patio that is larger than permitted and asked how this occurred.
- e) Bushes are dead stated one resident and that she had (3) saplings that were lost and when will trees be planted.

- f) A resident inquired about Fire Pits and if City ruling of 25 ft. away from homes is same here. Discussion on banning them.
- g) Landscapers need to edge stated one homeowner.
- h) Will the CCHA equipment and vehicles be sold since we do not need them anymore asked a resident.
- i) A resident praised the board for doing a good job.
- j) A resident stated that the board was not doing a good job in her opinion and there was a lack of communication.
- k) A resident inquired about why dues for board members were waived and if this is legal or if this could be done on a percentage basis.
- l) Homeowner suggested the Agenda be provided before the Board Meeting for resident review and posting it on the website.
- m) Resident inquired as to when the Minutes of this meeting would be done.
- n) Dead grass spot on Washington that the homeowner would like someone to investigate as to why.
- o) Abandoned beige Infinity on Alexandria to be looked into stated a homeowner.
- p) Caulking around doors and windows needs to be done reports homeowner.

Adjournment

A motion was made and passed to adjourn the meeting at 8:30 p.m.

Next Regular Meeting

The next Regular Board Meeting is scheduled for **Tuesday, June 3, 2014** at 7:00 p.m. The Meeting will be held in the Clubhouse Conference Room, 1490 Geneva Drive.

Submitted by: Lea Minalga