

**The Minutes of the Regular Meeting of the Board of Directors of
Chesapeake Commons Homeowners Association –
Final Draft June 3, 2014**

Board Members Present

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

Absent

Mr. Troy Yocum	Treasurer
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Also Present

Lea Minalga	Office Manager
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Residents	13
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Absent

Call to Order

The following are the Minutes of the Board of Directors of Chesapeake Commons Homeowners Association held on Tuesday, June 3, 2014 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 May 6, 2014 were read and approved, as was the June 3rd Agenda.

I. President's Report

President Nienhouse moved that the Board of Directors' Meetings go back to Quarterly, as before; unless there would be a special reason to hold them at other times. **Motion Approved.** Next BOD's Meeting will be August 5, 2014.

President Nienhouse moved to eliminate Dog Tie-Outs unless resident is outside with the pet. Office to notify all residents of this new Rule, if rule is violated a warning will be sent once, then a \$115.00 will be issued is resident violates again. **Motion Approved.**

Laundry on Decks or Patios was **tabled** until further information could be gathered from Declarations or Bylaws.

Bird Feeders on Decks or Patios was **Tabled** until further information could be gathered from Declarations or Bylaws.

II. Treasurer's Report

President Nienhouse gave the Report being Mr. Yocum, Treasurer; was absent.

- a) Checking Account - \$100,812.78
- b) Reserves - \$239,042.91
- c) P&L, Balance Sheet and 2014 Budget were provided.

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

Mr. Brian Smith reports Skidster, Truck and Plow are sold.

Land Technicians have been hired, one (1) year contract to do the Grounds and Snow Removal. Voted and Approved at May Meeting.

Joe Maxwell and Jesus Soto hired three (3) days a week each to do general maintenance/repairs and grounds upkeep.

50 Trees to be replaced.

6 Tree Choices – Common Hackberry, Red Spire Pear / Chanticleer Pear, Skyline Honey Locust, Hybrid / Accolade Elm, Ivory Silk Japanese Lilac, and Swamp White Oak.

Tree Replacement will be ongoing over a 5 Year Budgeting Plan. If homeowners want to get Trees faster there is a 50/50 Payment Plan. 50% homeowner pays and 50% the Association pays. Trees will start to be planted in November (best planting time as is springtime.)

New Flower Bed at Kirk Road Entrance soon.

Tree Removal and Pruning Project – Three (3) Bids currently being reviewed by Board. Work slated for summer, beginning soon.

Soil to be used to fill in the many deep gorges and ruts made by years of edging along sidewalks, making it unsafe. This project to begin soon.

IV. Jay Patel - Clubhouse/Pool

Member Mr. Jay Patel reports the Vending Machine seems unfeasible cost-wise now. 2 more options to be considered. **Tabled**.

Mr. Patel reports that he checked with lawyer regarding money changing hands in Clubhouse Meetings/Parties and then made a motion to not allow this. **Motion Approved**.

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

Secretary Shirley Brown updated Board on the Midwest Sealcoating, Inc. Asphalt project on Dunham and Joshel will begin soon weather permitting. Three (3) days no parking on those courts.

Sidewalks/Stoops and Patio Concrete Work: Three (3) Proposals and Secretary Brown made motion to hire More Professional Concrete Inc. **Motion Approved.**

Foundation Cracks on Potomac – Perma Seal to do the work and it will begin Mid July weather permitting.

Per Advice of Attorney, after carefully reviewing our Declarations and Bylaws; it was decided that homeowners are indeed responsible for the upkeep and repairs of patios and decks. **Motion Approved.**

Per Attorney no enlargements whatsoever anymore on Patios or Decks. **Motion Approved.**

Per Attorney when a patio or deck that has in the past been enlarged, at the time of selling the Townhome or when the patio or deck needs repair, it shall be returned to its original size at the homeowner's expense. **Motion Approved.**

VI. Homeowner Forum

- a) Resident asked typical price of Patio replacement - \$800.00 was announced by Board Member as typical.
- b) Resident does not want to be on the Garden Committee after all. Garden Committee idea eliminated.
- c) Resident stated that the new landscapers cut too close to grass, burning it when edging at 1330 Arlington and 1454 Joshel.
- d) Resident asked about Deck Repair and Board announced this is the homeowner's responsibility.
- e) Homeowner on Joshel brought up a very large tree that was dead and in need of cutting down. She shared concern that the company hired be licensed, bonded and insured. She was assured this would be a requirement of the proposals.
- f) A resident inquired about Siding at a Board Members house.
- g) A homeowner mentioned bylaws were updated in 2009 and were they on the Website. They are and can be printed out.
- h) A resident stated that guidelines for Decks need to be clear and enforced. She also stated that questions from Residents at the Board Meeting should be answered or voted on, making resolutions to these issues. Follow notes.
- i) Salt from winter has killed a lot of grass states one resident and asks about remedies. She suggests concrete or bricks on sidewalk corners where grass never seems to thrive.

- j) Rules should be enforced but have a balance so that we are not just all rules, not too rigid suggests a homeowner.
- k) When big expenditures are being discussed can homeowners be part of that discussion asks a resident.
- l) A resident remarks that two (2) lawnmowers are always out, parked in spaces and that it is quite annoying.

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, August 5, 2014 at 7:00** p.m. The Meeting will be held in the Clubhouse Conference Room, 1490 Geneva Drive.

Submitted by: Shirley Brown, Secretary