

**The Minutes of the Annual Meeting of the Board of Directors of  
Chesapeake Commons Homeowners Association  
August 4, 2015 - Draft**

Board Members Present:

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

Lea Minalga	Community Assoc. Manager
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Absent:

Mr. Brian Smith	Vice President
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Also Present:

Residents	(6)
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The following are the Minutes of the Board of Directors of Chesapeake Commons Homeowners Association held on Tuesday, August 4, 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 May 5, 2015 were read and approved, as was the August 4, 2015 Agenda.

### **President**

President Nienhouse made a motion to amend the Dog Tie-Out ruling made in June, 2014. After discussion and tabling part of the proposed amendment, the Board approved these three (3) changes. 1.) There are to be no more Tie-Outs in front yards at any time. 2.) All dog waste must be picked up immediately and disposed of in accordance with our already established trash regulations. 3.) There is never to be dogs running loose and without a leash on at any time. –

#### **Adopted.**

Discussion occurred regarding how to enforce these rules more effectively. The present Board unanimously approved sending out \$115.00 fines per violation after resident receives one notice first. There will be no waiving of these fines but strict enforcement appears to be necessary. – **Adopted.**

Repeat violators will be fined and then turned over to lawyer if they do not comply stated Board member per our governing documents.

President Nienhouse stated that any landscaping bought by homeowner is to be pre-approved by Board with drawings of designs/plants submitted. Residents who do plant their own must then tend, weed, trim and care for the plants and beds and will be responsible for them. Not the Association.

Motion to discontinue the Dumpster Spring Clean-Up Program for next year altogether; due to many complaints, people throwing garbage, glass, paint and other items on the ground, the lack of appreciation for this service and the expense. – **Adopted.**

### **Treasurer**

Treasurer Troy Yocum stated we have \$85,669.86 in Checking and \$200,334.00. Mr. Yocum remarked that the Budget planning will be underway soon for the November 3, 2015 Budget 2016 Meeting. All Board members are to be getting their numbers and bids together for next year.

### **Vice President – Landscaping and Snow Removal**

Mr. Brian Smith's report was read by President Nienhouse. A. Davison Landscaping has made mention that they would appreciate residents picking up dog poop, toys, bikes and litter as this makes their job harder and can ruin their equipment. Lawn care crew are not responsible for item left in yard that might get damaged by equipment.

Currently the Association is seeking bids on Snow Removal.

### **Member - Clubhouse/Pool**

Mr. Jay Patel reports that Pool Season ends Labor Day at 8PM. When school begins abbreviated hours will begin during week...4:00PM to 8PM and 10:00AM – 8PM on weekends. Adults may swim during the day if Lea the Manager is in the office. Check in with her first before going into the pool area or you can set off the alarm! Swim at own risk as there will be no attendant.

### **Secretary - Asphalt/Concrete/Foundations/Roofing**

Secretary Shirley Brown updated Board on all that has been done this summer and continues to be done. Roof Replacements happening now, Stoops, Steps and Sidewalks being done within next two weeks, Lencioni, Koster, and Salem Courts to be asphalted while other courts will be sealcoated and stripped. Oversized gutters and downspouts put up on Arlington Garage as was done on Joshel last season. Caulking, Railings, Front Doors and Trim, Garage Doors, being repaired or painted throughout. Siding, Shutters, Downspout extensions being repaired or replaced where needed. Several foundation cracks being fixed. Lots of work being done.

Secretary Brown stated that it is up to the homeowners to use their homeowner's insurance coverage for any "acts of God" like wind, hail, tornado if damage occurs. The requirements and stipulations are very clearly stated in our Declarations and who is responsible for what. See Article VII, Section 7.01 – 7.07 for details. All homeowners must cover their units 100%.

## **Homeowner's Forum**

Several homeowner's shared their concerns about neighbor's dogs off lease, not picking up after their animals. Bad odor, ruined grass, flies coming all make it intolerable to be outside. They appealed to the Board for help in enforcing rules and Board stated they would be doing so. A homeowner on Windsor commented that Jesus Soto was doing a great job and so polite. A few homeowners has certain tasks that they needed to be attended and work orders were made. A homeowner on Potomac was interested in looking into planting some milkweed and other flowers in the park.

## **Adjournment**

A motion was made and passed to adjourn the meeting at 8:11 p.m.

## **Next Meeting – Budget 2016**

The next Board of Directors **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