

**The Minutes of the Regular Meeting of the Board of Directors of
Chesapeake Commons Homeowners Association
November 4, 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 Residents	Office Manager (4)
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The following are the Minutes of the Board of Directors of Chesapeake Commons Homeowners Association held on Tuesday, November 4, 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 August 5, 2014 were read and approved, as was the November 4, 2014 Agenda.

I. President's Report

President Nienhouse made a motion to have the 16 Patios/Decks that are oversized be grandfathered in as of today, 11/04/2014; whereas at which time when these patios and/or decks need to be repaired or replaced, that they be returned to their original size and at the expense of the homeowner. The motion was seconded and the Board unanimously approved the ruling. **Adopted.**

President Nienhouse reports that many projects and programs have been done this year and shall continue. Mailboxes and Garage Lights are being replaced where needed. She stated that there will be Board Elections at the next Annual Meeting on Tuesday, February 6th at 7PM. There is a new process instituted this year for those interested in running for the Board (2 Positions Open). Submit a letter to the CCHA office stating intentions of desiring to be part of the Board, with a brief bio and attributes/skill sets that the homeowner possesses that could be beneficial to the Association. A Homeowner's Forum to "*Meet the Candidates*" is scheduled for Tuesday, January 6, 2015 at 7PM here at the Clubhouse. For the time being there will be no

door to door campaigning for this election as has been done in the past. (*Trial basis to see how it goes.*) The CCHA Christmas Tree will be decorated up at the Clubhouse the week of November 24th and if any resident would like to provide an ornament for the Tree, handmade or otherwise with the last name on the ornament; it would be a nice tradition to continue as a community remarked Sheila Nienhouse.

Treasurer's Report

Troy Yocum reported on CCHA's financials (*\$35,606.83 in checking and \$214,158.59 in Reserves*) and went over the proposed 2015 Budget. Mr. Yocum make a motion to approve the Budget, it was seconded and accepted. **Adopted.** Mr. Yocum proceeded to go over the results of the Reserve Study stating that the advisors conducting the Report said that CCHA was maintained well, that our reserves were healthy and appropriate and that they were impressed that the Association had done so many repairs and replacements throughout the Commons with the Dues being as reasonable as they are. There was mention of Asphalt needing to be done and some other repairs but those items are already in the budget for next year. This Reserve Study Report is a forecast of what major replacements and repairs may need to be done over a 30 year period.

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

Mr. Brian Smith reported that 14 new Trees have been planted with 60 more scheduled to be done in the spring. Mr. Smith went over the 50/50 Tree Replacement Program if residents want a Tree planted right away. V.P. Smith reported that Ratliff Landscaping Inc. has our Snow Removal Contract for this coming year. They will shovel after 1" of snow falls. If people want extra Salt on hand for stoops and sidewalks, there will be some up at the Clubhouse - bring a container or we will be happy to deliver it to you. Many Tree Rings have been and continue to be sodded or seeded, 50 or more bushes have been planted and many Retaining Walls erected this year, including the big one on Potomac that had been done as a safety issue. Trees were removed and or trimmed as well all over the Commons states Brian Smith. Bids for Lawn Care and Snow Removal will be in April.

III. Jay Patel - Clubhouse/Pool

Member Mr. Jay Patel reports that the Pool was painted in early September by Clear Water Pools. Couches for Clubhouse are purchased and will be delivered soon. Mr. Patel states that they come with a 5 year warranty. The next purchase for the Clubhouse will be a big screen TV and the lower level is to be painted over the winter. We are also to purchase a new vacuum cleaner and rug shampooer remarks Mr. Patel.

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

Secretary Shirley Brown updated Board on the many activities that have been done including (3) Asphalt overlays on Dunham, Joshel and Delaware with Washington and Arlington seal coated. Next Spring Lencioni and Koster are to be done next. 16-17 Roof Replacements to be done in 2015, 2 recently done. New oversized Gutters to be put on the Joshel Garages and some drywall repair to be done there as well. Several foundation cracks addressed, sidewalks replaced, concrete patios, stoops and steps done, many garage doors replaced and/or painted. Shutters, front doors, trim painted, lots of caulking completed, gutters cleaned, lights on garages replaced. Much has been accomplished this year states Secretary Brown and the community is looking great.

V. Homeowner's Forum

A resident on Windsor states that the landscaping company did not fertilize this spring or fall in her court at all. V.P. Smith stated he would inquire about this issue with Ratliff Landscaping and get back about it.

Another homeowner on Potomac asked if there was a way the Association could condense the Reserve Study Report into a document that could be put up on the Website. Treasurer Troy Yocum stated he would look into making it into some sort of summary for easy reading.

A homeowner on Arlington stated she was concerned as to why the Board was allowed to get their monthly assessments waived and where in our governing documents it was stated. She also felt this not "*good business practice*" and had contacted the Association's attorney about it. She brought a document she drew up that she passed out relying her concerns and plans on giving to all homeowners.

The waiving of dues for board members was passed back in 1989.

VI. Adjournment

A motion was made and passed to adjourn the meeting at 8:10 p.m.

Next Regular Meeting

The next **Annual Meeting** is scheduled for **Tuesday, February 3, 2015 at 7:00 p.m.** and will be held in the Clubhouse Conference Room, 1490 Geneva Drive. This is an Election Meeting. All Residents are welcome to attend.

Submitted by: Shirley Brown, Secretary