

**The Minutes of the Regular Meeting of the Board of Directors of  
Chesapeake Commons Homeowners Association  
Final Draft August 5, 2014**

Board Members Present

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

Absent

Mr. Brian Smith	Vice President
-----------------	----------------

Also Present

Jim Ratliff	Land Technicians
Lea Minalga	Office Manager

Residents	12
-----------	----

**Call to Order**

The following are the Minutes of the Board of Directors of Chesapeake Commons Homeowners Association held on Tuesday, August 5, 2014 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 June 3, 2014 were read and approved, as was the August 5<sup>th</sup> Agenda.

**Guest Speaker**

President Nienhouse introduced Jim Ratliff, owner of Land Technicians, Inc., our lawn care company. Mr. Ratliff shared he has 21 yrs. of experience in landscaping and after taking on CCHA this past spring a lot of work and time on the grounds is needed to get it back in shape. Trimming to be done throughout next week.

Tie Red or Pink Ribbon on bushes or plants where residents do not want any crew to touch them. Or put up Flags.

## Homeowners Forum

- Homeowner on Arlington states grass being trimmed by edger too close, killing it. She also reports crabapple suckers not being trimmed. It was added that this homeowner does her own trimming and wants no one to touch her bushes.
- Homeowner on Potomac inquired about using environmentally friendly/non-toxic fertilizers and weed killers and the cost factor. Can City of Geneva be called about us getting permission to work as a Garden Committee at Park, as it is not cared for properly?
- Homeowner on Windsor stated that her burning bush was trimmed improperly, far too short.
- Being we are a non-profit organization aren't we tax exempt asks one homeowner?
- It would be nice to have a "preferred vendor" list put up on the website for easy referral.
- Homeowner on Charleston asked that driveways be "hot poured" by Garage Door as the dip hits the bottom of the cars.

### I. President's Report

President Nienhouse reports there are 16 Patios that are oversized but grandfathered in. If they need to be repaired or owner moves the patios at that time must be returned to original size. This was **Debated** and **Tabled** for review.

Laundry to be done inside unit per Declarations so no clothes lines or clothes being hung on decks other than an occasional wet beach towel. **Resolved.**

Bird Feeder complaints considered non-issue.

If Dues are late more than two (2) months or 60 days, President Nienhouse reports that the homeowner will be turned over to our attorney for Collection. Severe consequences occur when Dues are not paid with Legal and Late fines accruing.

Dog Tie-outs are now forbidden unless pet owner is outside with dog. Violators subject to \$115.00 fine. All dog feces must be picked up immediately or \$115.00 fine will be issued.

Keep grills far enough away from siding so as not to melt it, or worse; cause a fire. CCHA requires its members to get homeowners insurance, not condo insurance. Check your policy.

During recent walk-through of property lots of torn screens, broken windows, and storm doors in disrepair were noted. It is homeowner's responsibility to fix those.

Decks/Patios not to be used for storage. Fines will be issued if not picked up.

## II. Treasurer's Report

Mr. Troy Yocum reported that there was \$19,431.07 in Checking and \$239102.49 in Reserves. Mr. Yocum added that our Reserve Study is underway and on the 22<sup>nd</sup> of August, Reserve Advisors, Troy and Lea (Office Manager) are meeting to go over the data gathered so far. This study should be completed soon Troy stated.

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

Mr. Brian Smith was absent so President Sheila Nienhouse presented his report. Truck and Bobcat sold which paid for another court to be asphalted on Delaware. An **Informal Action** occurred mid-July by the Board to vote on (3) Tree Removal companies for it was urgent to get dead trees taken down and huge branches trimmed before property was damaged or someone got hurt by falling limbs. A **Motion** was made to hire Willow Tree Care, Inc. and (4) voted yes on 7/16/14. **Resolved.** Willow Tree Care removed 26 Trees and Trimmed 85 or more. If a new tree, bush, sod or grass seed is planted by your unit the Board asks that you water it regularly, daily if possible. If this is not feasible then call the office so we can do it. Notices or calls will be made to request this task. Extra equipment to be sold next week so it can free up CCHA Garage space for crew. New Tree planting scheduled for November (as budget allows). These trees will be planted according to when trees were removed, first taken down, first planted. List of trees being used was passed out and available at office. Front yards first. For those who want Tree(s) now, if they pay half the expense; then they get priority and a choice as to what type of tree if it passes Board Approval. It is our CCHA 50/50 Tree Program. The City of Geneva also will provide this 50/50 service along the parkway for residents. Deep ruts along sidewalks being filled in with soil.

## IV. Jay Patel - Clubhouse/Pool

Member Mr. Jay Patel reports the Pool needs to be painted. Clear Water offered to do this after Pool is closed for season. Mr. Patel will be getting other bids. **Tabled.** Pool Heater Alarm replaced. Couches in Clubhouse are worn and replacements necessary soon. Getting prices currently. Looking at Big Screen T.V.'s for Clubhouse now. Pool Abbreviated hours begin Monday August 18<sup>th</sup> when School begins. Pool will be open during weekdays at 4-8PM when school is in session until the end of summer. Adults may come swim

without a lifeguard if and when office is open during the day. Weekends Pool still open from 10AM to 8:00PM through Labor Day.

Pool officially closes at 8PM Monday, September 1, Labor Day for the Season.

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

Secretary Shirley Brown updated Board on the Midwest Sealcoating, Inc. Asphalt project. They are to sealcoat Arlington and Washington next week weather permitting and strip as needed in other courts.

Sidewalks/Stoops and Patio Concrete Work was done on several courts. Concrete work is done!

Foundation work was done on Potomac.

Decks and Patios – No enlargements allowed.

## **VI. Adjournment**

A motion was made and passed to adjourn the meeting at 8:20 p.m.

### **Next Regular Meeting**

The next Regular Board Meeting is scheduled for **Tuesday, November 4, 2014 at 7:00** p.m.

The Meeting will be held in the Clubhouse Conference Room, 1490 Geneva Drive.

Submitted by: Shirley Brown, Secretary