

# Chesapeake Commons Homeowners Association

## Board Meeting Minutes

### Tuesday, May 1, 2012 @ 7:00 PM

#### I. Call To Order

The meeting was called to order at 7:00 PM by President Jason St. Onge

Those present were:

Mr. Jason St. Onge	President
Mr. Brian Smith	Vice President
Mr. Troy Yocum	Treasurer
Ms. Betty Reichert	Secretary
Ms. Sheila Nienhouse	Member
Gary Bryan	Grounds Manager
Lea Minalga	Office Manager
Residents	4

#### II. President's Report

- a) 02/07/12 Board Minutes and the 05/01/12 Agenda were approved by the Board.
- b) President St. Onge introduced the newest board member Sheila Nienhouse and commented that her new duties would include the Clubhouse and Pool. Betty Reichert would be moved to Landscaping and Roofs.
- c) President St. Onge reminded all that CCHA was having the Annual Garage Sale May 17, 18 & 19<sup>th</sup> this month. Residents interested in participating would be charged a nominal fee of \$5.00 per family to offset advertising and signage costs.
- d) Jason St. Onge also made mention of the upcoming Saturday, June 9<sup>th</sup> Garage Inspections with a Saturday, June 16<sup>th</sup> make-up date scheduled. All residents are to leave their garage doors open that morning of June 9<sup>th</sup>. To pass the inspection a car is to be able to fit inside the garage.
- e) Jason St. Onge suggested we rent (3) dumpsters between the Garage Sale and Garage Inspections as a convenience and service to our residents for dumping unwanted junk and debris as we prepare for the summer season. It was discussed that we might offer this twice a year.

### **III. Financial Report**

- a) Treasurer Troy Yocum states that \$43,000.00 is in checking and \$196,000.00 is in Reserves.
- b) Treasurer Yocum reports that the goal is to be able to put another \$42,000.00 in reserves this year.

### **IV. Concrete/Railings/Asphalt**

- a) Vice President Brian Smith states that after receiving the (3) bids the Board went with Midwest Seal coating again because the price was reasonable and CCHA has used them in the past with good results.
- b) V.P. Smith is to ask for permission from the Geneva Police and Fire Department about creating some extra parking spaces in a few courts that have been having issues with shortage of visitor spots, etc.
- c) V.P. Smith reported that there are several sidewalks that are in need of repair and are trip hazards so to correct the problem at a nominal price he is going to rent a grinder and do the sidewalks himself where needed.
- d) Brian Smith is to schedule the worst courts to be seal coated and striped first with a goal of doing all the courts before the end of the year.

### **V. Clubhouse/Pool**

- a) Member Sheila Nienhouse is to call our pool management company Aqua-Guard about extending the pool hours on Friday nights to accommodate some residents who wanted Adult Swim.

### **VII. Grounds**

- a) Secretary Betty Reichert stated that parking in visitor spots and fire lanes throughout a few courts appear to be but a few offenders. Notices, stickers, letters, possible fines and towing were discussed as ways to solve this.
- b) Another ongoing problem relates to dog violations of residents not picking up after their dogs and/or dogs off leash.
- c) Many yards have dead grass due to pets and letters and fines will be issued to those who continue to allow dogs to damage the newly laid sod or seeded new grass.
- d) Gary Bryan (Grounds Manager) reports that (50) Ash Trees have to come down because they are dead or dying due to Emerald Ash Bore. City of Geneva will take care of the trees on the street but we are responsible for taking down any on the property.
- e) Gary remarks that the worst trees will be cut down immediately and the rest depending on their condition. Trees will be replaces over the next five years.
- f) Mulch is being put around the court and lots of stonework is being done as well. Those places were the worst erosion shall get retaining walls first.
- g) Gary reported that because we are doing the Retaining Walls in-house it has saved the association 50% of what it would have cost using an outside contractor.

**VI. Resident Comments, Questions and Concerns**

- a. Resident stated that someone used her outdoor water facet and she was wondering if others had seen or noticed anything unusual on Windsor.
- b. A resident suggested we have Adult Swim time this season. One of the board members is to check into this with our pool management company to see what night and how much they would charge to stay later.

**VII. Adjournment** - Meeting adjourned at 8:00pm

**Executive Session Followed – Adjourned at 9:15 PM**

**Next CCHA Board Meeting**  
**Tuesday, August 7, 2012 @ 7pm**  
*All Residents Encouraged to Attend*