

# Chesapeake Commons Homeowners Association

## Board Meeting Minutes

### Tuesday, May 10, 2011, at 7:00 PM

#### I. Call To Order

The meeting was called to order at 7:05 PM

Those present were:

Mr. Jason St. Onge	President
Mr. Brian Smith	Vice President
Mr. Troy Yocum	Treasurer
Ms. Carol Perry	Secretary
Betty Reichert	Member

Homeowners Present: 11  
(see attached)

#### II. Approval of Agenda

The Agenda was approved as presented.

#### III. Approval of Minutes

The minutes from the Feb. 1<sup>st</sup>, 2011 Elections Board Meeting were approved as presented.

#### IV. Presidents Report

- a) President Jason St. Onge introduced himself to those present, sharing that he has enjoyed living in Chesapeake Commons with his family, is pleased to serve the CCHA as President and stated he has been on this Board for over 6 yrs.
- b) President St. Onge went over summary of our new insurance carrier Erie Ins...and how the decision was reached in selecting Erie over the other 2 proposals. Erie Ins specialty is homeowner's association, has good reputation and quote was reasonable, affordable yet more than adequate for our needs.
- c) President St. Onge talked about the new carpet in the clubhouse that had just been installed.

#### V. Financial/Management Report

- a) Mr. Troy Yocum, Treasurer; went over Balance Sheet, P& L and Budget.
- b) Mr. Yocum reports there is \$26,000.00 in Checking and \$196,000.00 In Reserves.
- c) The Treasurer shares with residents that the goal at the end of each fiscal year is to break-even at \$0.00

## **VI. Asphalt/Concrete**

- a) Mr. Brian Smith, Vice President reported that soon the pot holes will be filled in throughout the courts.
- b) Mr. Smith brought up a new method of rising up patios by Mud Jacking. Benefits are this method is fast, does a professional looking job and is much more cost effective than brand new patio. Several units need back patios repaired.

## **VII. Roofs**

- a) Ms. Carol Perry, Secretary; reports she had received 5 Bids for Roof Replacement Project.
- b) Ms. Perry went over each bid, sharing the pros and cons, assets and benefits and/or concerns.
- c) Boards discussed and are to take a vote during Executive Session.
- d) Roof Replacements scheduled to begin Mid July.

## **VIII. Pool/Clubhouse**

- a) Ms. Betty Reichert, Member; reported that we are using the same Pool Management Company this year – Aqua Guard being Association has a 2 yr contract with Aqua Guard.
- b) Mr. St. Onge remarks that we have been very happy with the service and professionalism that Aqua Guard has shown.
- c) Ms. Reichert went over the features and benefits of the grade of carpet that was selected for the clubhouse.

## **IX Landscaping/Grounds**

- a) Gary Bryan, Grounds Manager; updated us on spring work being done currently and to be done now and throughout summer
- b) Heavy Bush Trimming in March
- c) Mulch was done early spring
- d) Fertilizer is down.
- e) Several Retaining Walls are being done throughout CCHA....for those units with erosion issues.
- f) Painting of Railing and Doors to be done – found a protective paint that lasts 5 years.
- g) Trimming Trees in next few months. All Trees sprayed.
- h) Fall Ash Tree Treatment shall be \$20.00 per tree. \$4000.00 to treat all trees.
- i) Laid 30 Tons of Top Soil and 500# of Grass Seed.

## **X. Questions/Comments/Concerns from Homeowners**

- a) Resident A. has sewer issue; Brian Smith offered to look at it.
- b) Fire Pits were discussed regarding safety and whether they are against our By-Laws.
- c) N. brought up the issue of kids being unruly and it being a safety issue as well.
- d) Screen repairs were discussed.
- e) Dog issues regarding lawn damage by urine, owners not picking up after pets and dogs not on leashes were discussed.
- f) Windows need to be caulked someone remarked.

## **XI. Adjournment**

- a) Meeting adjourned at 8:00pm

## **Executive Session – Called to Order at 8:00pm**

- I. Board went over each roof contractors bid and discussed each one in depth. Taylor Roofing – 26 Units at \$56,649. Cardinal Construction – 26 units at \$52,585.00. Collins – 27 units at \$48,435.00. SiFuentes Construction at \$37,800.00.
- II. President St. Onge remarks that using SiFuentes would be for the good of the Assoc. Lowest price. Layover shingles. 27 units will cost \$35,400.00 making Collins (2<sup>nd</sup> Choice) bid a difference of \$13,035 with his \$48,435.
- III. Gary remarks he has cut 12 trees down and has 3 to go.
- IV. Jesus SiFuentes can get new trees for \$100.00 each but shall need to rent “Stump Grinder”.
- V. Gary Bryan to see if the City can reimburse us for trees we cut down along Parkway.
- VI. Vote for S & C (SiFuentes) Construction made by Jason St. Onge, Brian Smith, Carol Perry and Elizabeth Reichert. Troy Yocum was absent.
- VII. Adjournment at 9:00pm