

# Chesapeake Commons Homeowners Association

## Minutes of the Meeting of the Executive Board

Tuesday, August 6, 2013 @ 7:00 PM

### Call To Order

The meeting was called to order at 7:02 PM by President Sheila Nienhouse

Those present were:

Ms. Sheila Nienhouse	President
Mr. Troy Yocum	Treasurer
Ms. Shirley Brown	Secretary
Lea Minalga	Community Assoc. Manager
Gary Bryan	Lawncare Manager

Homeowners Present: 13

Absent:

Brian Smith	Vice President
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The regular quarterly meeting of the Executive Board of Chesapeake Commons HOA was held on Tuesday, August 6 at 7:00 pm, at the clubhouse. The president chaired the meeting and all board members except Brian Smith were present.

The minutes of the last meeting were read and approved.

**President's Report:** Ms. Sheila Nienhouse introduced herself as the newly appointed president after Mr. Jason St. Onge resigned in June 2013 after selling his townhome and moving away.

Ms. Nienhouse said that the carpet was steam cleaned last week in one room and the meeting would be done as well in the clubhouse.

Sheila Nienhouse stated that we would continue Adult Swim at the Pool, once school resumed and the pool hours were to be abbreviated. She also brought up that the Association bought new Umbrellas for the Pool area. Labor Day is the end of Pool Season.

**Treasurer's Report:** Mr. Troy Yocum reported there was \$60,000.00 in checking, and \$238,000.00 in reserves. He also mentions that very soon that he and the board members would be doing next year's budget.

**Vice President's Report:** Asphalt/Cement

Since Mr. Brian Smith was absent, Troy gave the report per Brian, stating that Washington had recently had new asphalt put down and all residents on that court approved and liked the work

that Midwest Sealcoating did there. Arlington was done 4 years ago and the goal is to have 2-3 courts a year done starting in the spring of 2014. The next courts to be done will probably be Joshel, Lencioni and Delaware.

**Grounds Manager Report:** Ms. Shirley Brown reported that 60 dead Ash Trees have been taken down with 25-30 more to go. The goal is to replace these trees over the next 1-5 years depending on cash flow. The board was to discuss the (5) species of trees that would be chosen – selecting based on weather, location, heartiness, cost etc.

There was a discussion on a sprinkling system that would go on automatically, was cost effective and used little water but a way to help pet owners keep grass from dying due to urine.

#### **Residents' Comments**

A homeowner on Joshel commented on the newly erected patio on Arlington and the size of it being too large (10.5 x 22'). She had many issues with this patio and a discussion lasting over 30 minutes followed.

Another homeowner on Joshel was concerned about her narrow steps and equally restricting railings as she is expecting a baby....she gave a power point presentation showing how tight and burdensome these steps were. Board to look into this issue asap and resolve it.

Homeowner on Delaware remarked about the step/railing problem on Joshel asking if this was a "safety issue" and if so then it must be addressed with the City of Geneva (codes) and the Association. The Board plans on addressing it right away.

Homeowner on Windsor was concerned about the newly installed sliding and darkly tinted windows on her court stating that they "do not go with our colonial structure" and wanted to do what if anything could be done. The board is to look into this issue.

Homeowner on Alexandria asked "why do some residents get railings while others do not?"

Another homeowner on Alexandria states she would like to get her steps made wider and is willing to pay for it herself.

Homeowner on Windsor commented on why she and other residents were not informed sooner that the president of the board moved and a new one was put in place without notice until tonight. She also remarked that the website was not up to date and that her neighbor has (3) pets.

A resident inquired about the Board possibly meeting once in a while on a Sat. morning for those who cannot attend Tuesday nights. It was tabled.

**Adjournment** – Meeting ended at 8:30 PM

**Next Board Meeting November 5, 2013 at 7PM**

*Respectfully Submitted by:*

*Lea Minalga - Community Association Manager*