

Chesapeake Commons Homeowners Association

Board Meeting Minutes - Budget 2012

Tuesday, November 1, 2011 @ 7:00 PM

I. Call To Order

The meeting was called to order at 7pm by President Jason St. Onge

Those present were:

Mr. Jason St. Onge	President
Mr. Brian Smith	Vice President
Mr. Troy Yocum	Treasurer
Ms. Carol Perry	Secretary
Mrs. Betty Reichert	Member
Gary Bryan	Grounds Manager
Lea Minalga	Office Manager
Residents	9

II. President's Report

- a) President Jason St. Onge entertained motion to approve Oct 4, 2011 Minutes and Agenda, Troy Yocum motioned and Betty Reichert seconded. 10/4/11 Minutes and 11/1/11 Agenda approved.
- b) President St. Onge shares that last month Board members spent several hours hammering out the 2012 Budget with goal of increasing curb appeal at reasonable cost. He feels confident they accomplished that with this budget. Jason remarked that in this unsteady market today, any improvements done are worthwhile and important to appeal to buyers.
- c) President St. Onge reported that assessments have not gone up in five years and would not go up in 2012 either.
- d) President St. Onge gave Gary a lot of credit in helping keep costs lower and saving money, making a point of thanking Gary's efforts.
- e) Jason told the residents present that Secretary Carol Perry would be stepping down from her position as Board Secretary in Feb. 2012 after serving CCHA since 2/10.
- f) President St. Onge states that (3) three positions for board are open with several residents currently running for them. Election is Feb. 7, 2012.
- g) Jason went over the deck/patio enlargement project that many residents were interested in having done at last Board Meeting in August. Residents can have this

done if they so desire at their own cost. So far one resident used Gary's crew to build her a new deck on Windsor and was very happy with the results.

- h) Retaining walls will continue to be done in the spring.
- i) Party Personnel received slight raise effective immediately – minimum wage.

III. Financial Report

- a) Treasurer Troy Yocum states that \$11,000.00 is in checking and \$191,000.00 is in Reserves.
- b) Troy reports that CCHA's goal is to reserve \$1000.00 per unit in case of anything unforeseen. CCHA has 226 units.

IV. Landscape/Roofs

- a) Secretary Perry states that (20) more roofs are to be replaced in 2012 and then that project will be completed.
- b) Ms. Perry reports that early next year the board will request (3) Bids for Roofs.

V. Concrete/Railings/Asphalt

- a) Vice President Brian Smith recommends all courts should be seal coated and striped yearly. Resealing yearly helps preserve surface, making them last longer.
- b) V.P. Smith adds that next spring they will replace concrete squares that are cracked or in bad condition.
- c) VP Smith states that he got (1) bid and waiting on (2) more to repair ramps up to the garages – there are roughly 14/15 in bad shape and should be fixed soon.
- d) Brian remarks that there are about 5 Stoops that shall be done next week.

VI. Clubhouse/Pool

- a) Member Betty Reichert shares that she and board reviewed the (3) Bids for Pool Contract and settled on Aqua Guard again after they lowered their original quote to \$22 Thousand for 2012 and \$22.5 Thousand for 2013.
- b) Jason St. Onge shares that Aqua Guard has served the Association well for past 2 years and was happy with their performance, employees and professionalism.
- c) Ms. Reichert brought up point that with weather getting colder the "dog waste" situation seems to be "piling up" again. Time for another grounds inspection and to send notices to repeat offenders.

VII. Grounds

- a) Gary wanted it noted that everything he does here for CCHA is to enhance curb appeal and to improve property value.

VII. Resident Comments, Questions and Concerns

- a. Resident inquired if Retractable Awnings were permissible. Board assumed that was fine but will check into this matter first to make sure it is not in violation of By-Laws.
- b. Rental Units were discussed. CCHA has 30 currently and ruling in Aug. 2002 prohibits any renting of units from that date forward. Those living here prior to Aug 2002 are grandfathered in regarding rent.

- c. Resident inquired about property tax on Clubhouse. It was established that CCHA is tax exempt.
- d. Resident asked that we conserve utilities at the clubhouse as much as possible to reduce costs. Our biggest expense is heating the pool during the summer months.
- e. Resident wondered if Storm Doors are mandatory. They are not but greatly encouraged to have – saves wear and tear on door, saves energy, looks more polished and attractive.
- f. Resident asked if some personal information could be put on the Election Ballots and sent out one month prior to Board Elections so homeowners know who they are voting for. All agreed this was a good idea.
- g. Resident brought up “Adult Swim” hoping that pool could be open even once a month just for grown-ups without children. We are looking into cost of this (7-10pm) or having Adult Swim from 6-8 pm one night a month in summer.
- h. Guest Parking concerns were brought up and many remarking how residents abuse parking in guest spots. If visitor is staying with homeowner, call the office so we are aware of it. Letter and fines will be sent to those repeat offenders who park illegally.
- i. Resident stated that several homeowners’ garages are a mess...and no car can possibly fit inside. A reoccurring issue.
- j. Resident is tired of seeing lawn and snow removal equipment stored outside near her unit, blocking her garage at times and hoping storage space can be provided to avoid this.

VIII. Candidate Introductions Running for Positions on CCHA Board

- a) Elizabeth Hayes
- b) Shirley Brown
- c) Sheila Nienhouse
- d) Brian Smith
- e) Jason St. Onge

IX. Introduction – State Senator Candidate Steve Hunter

X. Adjournment - Meeting adjourned at 8:20pm

**Next CCHA Board Meeting – CCHA Elections!
Tuesday, February 7, 2012 @ 7pm
All Residents Encouraged to Attend**

CCHA Candidate Bios

Elizabeth Hayes – Liz has lived at CCHA for 4 years. She is married and works full time in health care. She states she wants to run for the Board now, before she retires: because she has lots of energy and commitment towards making her community better. Liz has desired to be on the board for some time and believes she would make an excellent member of the association.

Shirley Brown – Shirley is one of the original CCHA owners and lived here for 19 years. Shirley is an educator, former business owner and realtor. Shirley states she has always been active at CCHA and is currently on the social planning committee. “I take a great deal of pride in my community and like bringing people together.”

Sheila Nienhouse – Sheila has lived at Chesapeake for 71/2 years. “When I moved into my unit it was in terrible shape and my husband and I completely renovated it. Dennis (former board president) and others helped me with that project and therefore I too want to help where I can. I never want to see the townhomes get to the condition mine was at years ago. I know I will do a good job as a board member.”

Brian Smith – Brian has lived at CCHA for 10 years and has been on the board for 4 years, currently as Vice President. Brian is married, has 2 girls, 1 son and 1 grandchild. He works in construction so feels this gives him experience and makes him a qualified board member. He hopes to be re-elected again in Feb. 2012.

Jason St. Onge – Jason is married with 2 little girls, ages 6 & 4 and has lived at CCHA 8 years. Jason has been on the board 6 years and is our current president. “I love the area; enjoy the pool, all the amenities and the people here at Chesapeake. It has been my pleasure serving on the board and I want to continue doing so. I am a good problem solver and can take challenges and reasonably work out solutions.”