

# Chesapeake Commons Homeowners Association

## Board Meeting Minutes

### Tuesday, November 6, 2012 @ 7:00 PM

#### I. Call To Order

The meeting was called to order at 7:01 PM by President Jason St. Onge

Those present were:

Mr. Jason St. Onge	President
Mr. Brian Smith	Vice President
Mr. Troy Yocum	Treasurer
Ms. Sheila Nienhouse	Secretary
Gary Bryan	Grounds Manager
Lea Minalga	Office Manager
Residents	6

#### II. President's Report

- a) Jason St. Onge called Meeting to order at 6:58pm. The Board approved the 8/7/12 Board Meeting Minutes and tonight's Agenda.
- b) President St. Onge announced that Betty Reichert has resigned from the board due to her busy schedule –leaving a position open for Elections in Feb. 2013.
- c) The President stated that Troy Yocum is up for re-election to the Board again and that anyone else interested should contact the office for details.
- d) President St. Onge explained that due to the many complaints about dog owners not picking up after their pets, the board was to have crew pick-up the dog waste 3 times per wk and charge \$5.00 back to the offending resident effective immediately.
- e) Pres. St. Onge reports that while the board will not necessarily police the parking, but will respond and act when other residents call about parking problems within their court. He states there will be three (3) Warnings and then the vehicle will be towed on the 4<sup>th</sup> offense. All parking violations will be logged, documented and monitored. Tow services to be investigated.
- f) President St. Onge remarks that we have saved lots of money from lawn care and snow removal by buying our own equipment and having Gary's crew do the work.

### **III. Financial Report**

- a) Treasurer Troy Yocum reports that the CCHA dues will not go up in 2013 and attributes this to Board's careful spending and Gary helping to keep expenses down.
- b) Treasurer Yocum stated that there is \$34,500.00 in checking and \$227,000.00 in Reserves.
- c) Roofs and Snow (Blizzard 2011) necessitated us taking out money from reserves but as of this year it has all been replaced and more put in as well.
- d) Treasurer Yocum shares that there should be on average \$1000.00 in reserve for every unit. We have 226 units so we are right where we should be in Reserves.
- e) 2013 Budget was available for all to review.
- f) Treasurer Yocum brought up Reserve Study, stating that it might be wise for CCHA to investigate that option for spring. We are to get three (3) bids to see what this service might cost.

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

- a) Vice President Smith reported on the parking stripes that were done on behalf of the residents to create more parking spaces and reduce parking complaints, etc turned out to not be such a great idea after all. "We did due diligence getting the proper permits and checking with the City but then later realized the spaces made it too tight and were removed."
- b) V. P. Smith reports that sidewalks in need of repair will be started in the spring.
- c) All courts will be sealed next year (spring) and our goal is to do them each and every year thereafter.

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

- a) Secretary Sheila Nienhouse stated that it appeared that attendance at the pool was down last summer and brought up the idea that perhaps we should shorten the hours or do something different to save money.
- b) Secretary Nienhouse reported that she wanted to check into other options besides Aqua Guard as our pool management company being it is quite costly. A few people brought up that we could in fact run the pool ourselves.
- c) There would be no lifeguards so people would swim at their own risk as was done during our abbreviated hours last summer, which worked out well.
- d) More details to follow about this.

### **VI. Grounds – No Report**

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

- a. Resident stated she would like to see our By-Laws updated.
- b. Same resident reports that her stoop looks terrible and wondered if something could be done.
- c. Resident gave an update on the Rental Issues and follow-up after the Special Meeting focused on that topic. She stated that the meeting was quite heated and many in conflict but that she felt it still an option to consider.
- d. Resident asked about railing and Gary stated he is looking into a few companies to see about reasonable prices for them.
- e. Resident brought up sidewalk cracks and Brian Smith stated he would take a look at them and make sure they were up to code.

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

**Next CCHA Board Meeting**  
**Tuesday, February 5, 2013, 2012 @ 7pm**  
**Board Election Night**  
*All Residents Encouraged to Attend*