

# Chesapeake Commons Homeowners Association

## Board Meeting Minutes

Tuesday, February 1, 2011, at 7:00 PM

### I. Call To Order

The meeting was called to order at 7:00 PM

Those present were:

Mr. Dennis Argyrakis	President
Mr. Jason St. Onge	Vice President
Mr. Troy Yocum	Treasurer
Ms. Carol Perry	Secretary

Absent:

Mr. Brian Smith	Member
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Homeowners Present: 5

### II. Approval of Agenda

The Agenda was approved as presented.

### III. Approval of Minutes

The minutes from the November 2, 2010 Budget Meeting were approved as presented.

### IV. Presidents Report

- a) Dennis Argyrakis, Board President; thanked everyone for coming and shared that running this meeting would be his final duty as President of the Board as he is stepping down. President Argyrakis stated that he enjoyed serving on the board and gave thanks to those who served alongside him. He has been on the board for eight years. *(The Board presented Dennis with a going away gift.)*
- b) President Argyrakis stated there are 2 board positions open and introduced the residents who were running:
  1. Troy Yocum, Potomac CT
  2. Elizabeth Hayes, Windsor CT
  3. Betty Reichert Koster CT
- c) President Argyrakis collected proxies and ballots to tally votes.

## V. Financial/Management Reports

Troy Yocum, Treasurer; went over the Balance Sheet, Profit and Loss, and 2011 Budget. Troy explained the savings amount and that we are on budget to date.

## VI. Upcoming Events / Projects

Jason St. Onge, Vice President; discussed upcoming events.

- a) Wine Tasting Party, Sat. Feb 5<sup>th</sup> at 7:00 PM. All are welcome...seats open.
- b) Board Game Party Night, Sat. March 5<sup>th</sup> at 7:00 PM. Snacks, Pop and Coffee available, Residents BYOB. RSVP to Office at 630-208-0369 Details forthcoming.
- c) Bids for Carpet and Insurance looked over, board review and decisions at later date.
- d) Fox Valley Flooring sales rep was present, coming with samples, estimates and announced he would charge fee of \$100.00 - \$150.00 to move furniture. And the choice of carpet he recommends would not ravel at the seams. 2 other Carpet Suppliers provided quotes in writing as well.

## VII. Roofs / Snow Removal

Carol Perry, Secretary; shared updates regarding these ongoing projects.

- a) \$54,000.00 in 2011 Budget for Roof Replacements of those roofs in need of repair or replacement come spring. 3 Contractor Bids to be sought in next few weeks.
- b) Ms. Perry commented on what a great job Gary Bryan and his crew were doing with Snow Removal during the biggest blizzard seen around here in 40 years.

## VIII. Questions and Concerns from Homeowners

- a) Ken Shoemaker said about 8 residents on his court had a Progressive Dinner.
- b) Elizabeth Hayes commented that the ladies on Windsor Court are having a "Girls Night Out".

## IX. Results from Election

- Troy Yocum 66 Votes
- Betty Reichert 41 Votes
- Elizabeth Hayes 25 Votes

Troy and Betty were elected for a (2) year term.

## X. Adjournment

There being no other business, the meeting was adjourned at 7:33 PM

## **XI. Executive Session**

The appointment of Officers:

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

Dennis entertained motion to adjourn executive board meeting, Troy motioned and Jason seconded it.

Executive Session Adjourned at 7:45 PM

Respectfully Submitted,

Lea Minalga  
Office Manager

**Next CCHA Board Meeting – Tuesday May 3, 2011 at 7:00 PM**