

# **CCHA Board of Directors Annual Election Meeting Minutes February 5, 2019 at 7:00 p.m. - Draft**

## **Board of Directors:**

President	Jay Patel
Vice President	Brian Smith
Treasurer	Troy Yocum
Member	Sheila Nienhouse
Quorum Present:	Yes

**Absent:** Secretary Shirley Brown

Community Assoc. Manager Lea Minalga

Members in Attendance: (12)

The following are the Minutes of the Board of Directors of Chesapeake Commons Homeowners Association Meeting held on Tuesday, February 5, 2019 at 1490 Geneva Drive, Geneva, IL 60134. The meeting was called to order at 7:00 p.m. by President Jay Patel. The Minutes of the November 6, 2018 meeting were read and approved, as was the Agenda for 02/05/2019.

## **Call to Order:**

Jay Patel

### **President's Report & Updates**

- A. **Board Elections:** Candidates running for a 2-Year Term are Shirley Brown, Troy Yocum and Jill Johnson. Ms. Johnson and Mr. Yocum gave a brief bio of themselves and President Patel spoke about Ms. Brown in her absence. Ballots / Proxies gathered and counted by (3) Homeowners, Board member Sheila Nienhouse and Manager Lea Minalga. Results: Jill Johnson- 28 Votes, Shirley Brown – 35 Votes & Troy Yocum – 60 Votes. Winners – Shirley Brown and Troy Yocum.
- B. **Policy Resolution regarding Pest Abatement:** Tabled.
- C. **Bulldog Plumbing hired to fix burst pipe in Clubhouse Men's bathroom.**
- D. **CCHA Website to be updated with a possible password security in place per lawyer. Vistaprint for \$22.95/month:** Tabled.

Troy Yocum

### **Financial Report:**

- ❖ Balance Sheet, Profit & Loss Statement & 2019 Budget review.
- ❖ Checking Account 12/31/2018 - \$15,795.27.
- ❖ Reserves – \$144,505.19.
- ❖ Board is reviewing (3) CPA's for 2018 Audit – Cantey Associates – Karen Skoric, Cukierski & Cochrane, and FSB&W: Revie

Brian Smith

### **Grounds Manager Report**

- ❖ V.P. Smith addressed the “rumors” on FB and stated he is not a relative of anyone at Midwest Sealcoat nor has worked for them.

- ❖ **Midwest Plowing Update: Stalls come last and next day after snow event.**
- ❖ **Sebert Landscaping is our lawncare contractor for April 1, 2019 – November 15, 2019 with Season Contract: \$39,400.00.**
- ❖ **TruGreen Commercial is our contractor for a Fertilizer and Weed Control: \$2,400.00/Application.**
- ❖ **Aeration to be done early spring or late fall before first or last fertilizing.**
- ❖ **Skyline, Kramer and Willow Tree Services providing Bids currently for Tree Pruning and Removal for early spring.**

**Sheila Nienhouse**

**Clubhouse/Pool Report**

- ❖ **2019 Pool Contract Bids**
  1. **Clear Water Pools – May 25, 2019 – September 2, 2019 - \$24,600.00 /\$4028.00/Month for 6 Months. Includes Pool Attendant.**
  2. **Geneva Pool Service – May 25, 2019 – September 2, 2019 - \$10,450.00 / \$2,612.50/Month for 4 months. No Pool Attendant.**
  3. **Ultra Pools – Opening and Closing Costs plus Chemical. No testing.**
- ❖ **Per Pool Surveys and Input from homeowners in attendance at 2/5/2019 meeting, many felt pool attendants are vital for safety; Ms. Nienhouse made motion to use Clear Water Pools w/Pool Attendants this year: Motion seconded and Approved.**

**Shirley Brown**

**Concrete/Asphalt/Railings/Foundations/Roofs Report**

*(Secretary Brown's report read by Troy Yocum in her absence).*

- ❖ **Concrete in 2018 - \$22,872.00**
- ❖ **Railings - \$6000.00**
- ❖ **Asphalt Overlay on Charleston, Sealcoating and Repairs -\$48,110.00**
- ❖ **Shutters - \$2,755.00**
- ❖ **Siding on Delaware - \$23,470.00**
- ❖ **Roof Replacements - \$23,652.00**
- ❖ **Roof Repairs - \$1,600.00**
- ❖ **Gutter Cleaning costs in spring. - \$4,359.00**
- ❖ **Front and Garage Doors, Kick Plates and Trim Painting - \$3,300.00**
- ❖ **Dryer vents are \$25.00 to replace if covers are broken off.**
- ❖ **Salem Garage scheduled for Roof and Siding, 6 Units on Alexandria, 3 on Charleston and 3 on Windsor scheduled to have Roof Tear-Off and Replacements done. 3 Units on Washington and 4 Units on Delaware to have Roof Replacements and Siding in Spring/Summer. RWB Construction to do the work.**

**Homeowner Forum                      Questions and Comments**

**Resident inquired about aeration being done twice a year.**

**Resident stated there are different grades of blacktop and suggested Rose Paving L.L.C.**

**Resident concerned about Bee problems and who is responsible?**

**Next CCHA Board Meeting:**

**Next CCHA Regular Board of Directors Meeting - Candidates Forum – Tuesday, May 7, 2019 at 7:00  
p.m. - Chesapeake Commons Clubhouse**

**Adjourn Meeting – 8:45 pm**

**Submitted by: Secretary Shirley Brown**