

# Chesapeake Commons Homeowners Association

## Board Meeting Minutes

### Tuesday, August 2, 2011, at 7:00 PM

#### I. Call To Order

The meeting was called to order at 7:05 PM 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

Homeowners Present: 11  
(see attached)

#### II. Approval of Agenda

The Agenda was approved as presented.

#### III. Approval of Minutes

The minutes from the May 10 and July 28, 2011 Board Meeting Minutes were approved as presented.

#### IV. President's Report

- a) President Jason St. Onge discussed new sand filters installed for pool after having problems with the paper cartridges we had been using. These sand filters will be much more efficient and last many years.
- b) President St. Onge stated that next year the pool contract with Aqua Guard is up and shall be time to look into 3 proposals again for 2012 pool season.
- c) President St. Onge requested reports from each board member.
- d) Elevator not working....to discuss repairing.

#### V. Financial Report

- a) Treasurer Troy Yocum states CCHA has \$196,000.00 in Reserves and will have \$226,000 by year's end.
- b) \$31,536.35 in checking.

## **VI. Landscape/Roofs**

- a) Secretary Carol Perry reports there are 27 Roofs to be done with estimate of \$35,000.00 to complete.
- b) Last year 49 Roofs were replaced including all Tear-Offs on Lencioni and Roof Replacement on Clubhouse.
- c) Jesus SiFuentes came in well under budget to do the work this year using 25 year shingles and 5 yr warranty.
- d) Ms. Perry asked that all gutters be cleaned when roof project done.

## **VII. Concrete/Railings/Asphalt**

- a) Vice President Brian Smith shared that he is getting Sidewalk Repair proposal from three different companies.
- b) V.P. Smith reports that Alexandria and Lencioni courts will be re-sealed in next few weeks.
- c) VP Smith is to get another quote for hot patch and reseal of all courts and painting .
- d) Brian Smith remarks that hopefully from now on we can reseal and repaint all courts each and every year. He is looking into finding reasonable priced quotes.

## **VIII. Clubhouse/Pool**

- a) Member Betty Reichert gave report on the new Sand Filters installed for pool and how clear and clean the water has been since.
- b) Ms. Reichert remarks she will be looking into getting three bids from pool management companies in near future for 2012 season.

## **IX Grounds**

- a) Gary states what we saved on roofs can go far towards landscaping and do some really outstanding things, retaining home values.
- b) 100 Ash Trees are dying, 12 already cut down and 30 dead already.
- c) Some old pines have to come down as well. Gary reports that CCHA has about 1000 trees.

## **X. Residents Concerns, Questions, Feedback**

- a) Homeowner wondered if decks and patios could be made bigger.
- b) Several other residents liked that idea and wanted to enlarge those areas too.
- c) President St. Onge states that this needed to be explored more but agreed it sounded like a good idea.
- d) Gary Bryan to investigate further and get back to members with details.
- e) A subcommittee to be formed...one resident agreed to spear head it up.
- f) "It's good to be a community and to feel like our units are our own home while still following the rules and regulations of the association," states one homeowner.
- g) Troy would like steps on his porch done.

## **XI. Adjournment** - Meeting adjourned at 8:55pm

