

The Minutes of the Board of Directors Meeting Tuesday, May 1, 2018

Board of Directors:

President	Jay Patel
Vice President	Brian Smith
Treasurer	Troy Yocum
Secretary	Shirley Brown
Member	Sheila Nienhouse
Community Assoc. Manager	Lea Minalga

The following are the Minutes of the Board of Directors of Chesapeake Commons Homeowners Association Meeting held on Tuesday, May 1, 2018 at 1490 Geneva Drive, Geneva, IL 60134. The Meeting was called to order at 7:01 p.m. by President Jay Patel. The Minutes of the 02/06/2018 BOD Meeting were read and approved, as was the Agenda.

Jay Patel **President's Report & Updates**

- A. Parking / Storing Jesus Soto landscaping trailer – Reviewing.
- B. Children playing in the clubhouse without parents' supervision – manager to decide when to send them home or not.
- C. Master Umbrella Policy conversion to insure outside of buildings under one policy – Tabled.
- D. Garage Inspections Saturday, June 9 & Make-up date is Saturday, June 16, 2018 at 9:00 a.m.
- E. CCHA Garage Sale Friday, May 18 and Saturday, May 19, 2018 both days from 8:00 a.m. – 4:00 p.m. \$5.00 fee to participate.
- F. Dog waste in yards, restricting of Tie-Outs in backs, Dog Size Restrictions, Cameras to catch violators – Tabled.
- G. Spring Clean-Up – On site visits by staff / board in next few weeks to see that common areas are free of debris.
- H. Member Parking Sticker Program – Tabled.
- I. CCHA Best Garden/Flower Contest for the summer season w/Cash Prize. – Judging 2nd week of July by Gardening Committee.

Troy Yocum **Financial Report:**

- ❖ Balance Sheet, Profit & Loss Statement & 2018 Budget provided.
- ❖ Checking Account 3/31/2018 - \$20,037.15
- ❖ Reserves – **\$94,565.89**

Brian Smith**Grounds Manager Report**

- ❖ Tall Grass Lawn Care, Inc. will mow Thursday April 1, 2018 – November 15, 2018 - \$5050.00/Month.
- ❖ Soil, Seed and Sod were needed soon. Shady areas from tall trees means sparse grass. Ground cover an option and / or major pruning of trees.
- ❖ Power washing (low pressure w/Cleaning Chemical) on only Townhomes that need it – Receiving Bids.
- ❖ Removal of dead or dying trees and pruning of others – Receiving Bids.
- ❖ Jesus removing dead bushes and replacing with new shrubs.
- ❖ No Mulch this season.
- ❖ 50/50 Tree & Retaining Wall Program if residents want to pay half then the Association will pay the other half.
- ❖ Total Snow Removal cost last season was \$72,231.85 from Nov. 1, 2017 – March 31, 2018.

Sheila Nienhouse**Clubhouse/Pool Report**

- ❖ Clear Water Pools under contract to run pool.
- ❖ Memorial Day Weekend Pool Season begins Sat. May 26, 2018. Pool Rules to be passed out.
- ❖ Umbrellas needed – getting prices.
- ❖ Pool Replacement Tags - \$5.00.
- ❖ New computer for office was purchased.

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

- ❖ Concrete Inspections to be done in next week or two. Tony Avello (Joshel) to go along as consultant.
- ❖ Charleston Asphalt resurfaced early summer. Repairs of asphalt to be done on Joshel & Washington. Sealcoating later in the summer after concrete and roof jobs.
- ❖ Shutters – Hung where needed.
- ❖ Roof Replacements – S & D Roofing to do inspection within the next week.
- ❖ Railings as needed.
- ❖ Front Doors, Kick Plates and Trim to be painted spring / summer as needed.
- ❖ Garage Doors painted as needed. Rusty handles replaced.
- ❖ Front and back gutters and downspouts (garages too) being cleaned early spring. Inspect extensions.

Homeowner Forum**Next CCHA Board Meeting:**

Tuesday – August 7, 2018 - 7:00pm - Chesapeake Commons Clubhouse

Meeting adjourned at 8:45 p.m.

Submitted by Secretary Shirley Brown