

# Chesapeake Commons Homeowners Association

## Board Meeting Minutes

### Tuesday, August 7, 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
Ms. Betty Reichert	Secretary
Ms. Sheila Nienhouse	Member
Gary Bryan	Grounds Manager
Lea Minalga	Office Manager
Residents	4

Those absent were:

Mr. Brian Smith	Vice President
Mr. Troy Yocum	Treasurer

#### II. President's Report

- a) Jason St. Onge & the Board approved the 5/01/12 Board Meeting Minutes and the 8/7/12 Agenda.
- b) President St. Onge gave the two (2) missing board members' reports. *See following reports.*
- c) The President allowed a resident to be reimbursed for vehicle being towed after considering the situation, making a decision in favor of the resident. Resident felt that they were unjustly towed and stated they did not get a notice prior to. President St. Onge said, "This is not the way this Board wants to operate".

#### III. Financial Report

- a) President St. Onge gave Treasurer's report in Troy Yocum's absence.
- b) \$28,000.00 in Checking.
- c) \$200,000.00 in Reserves.
- d) Jason St. Onge asked if there were any questions to be directed to the Treasurer and there were none.

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

- a) President St. Onge spoke on behalf of Vice President Brian Smith tonight.
- b) The five (5) worst courts were seal coated in the spring.
- c) All courts will be sealed next year (spring) and our goal is to do them each and every year thereafter.
- d) Gary Bryan shares he can also look for a reasonable rate to do this seal coating.
- e) V.P. Smith is trying to get some more parking spaces figured in for those courts that are short on them. It might reduce parking complaints and violations.
- f) The consideration is to take part of the fire lanes on certain courts (if City of Geneva approves) and do either parallel parking space or however it might fit.

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

- a) Sheila Nienhouse to find out if our Pool Management Company and our Ins. Company would have any issues with us keeping the pool open once the abbreviated hours begin until closing so that residents (adults) can utilize the pool.
- b) There would be no lifeguards so people would swim at their own risk.
- c) Ms. Nienhouse remarked that she has noticed the pool tends to not have many people using it.
- d) Ms. Nienhouse recommended we buy a Carpet Shampooer on Sale at Wal-Mart so we can do the carpets at the clubhouse ourselves.
- e) Chipmunk issues discussed by Sheila after she purchased a live trap.

#### **VII. Grounds**

- a) Secretary Betty Reichert stated that parking in visitor spots and fire lanes throughout a few courts appear to be but a few offenders. Notices, stickers, letters, possible fines and towing were discussed as ways to solve this.
- b) Many yards have dead grass due to pets and letters and fines will be issued to those who continue to allow dogs to damage the newly laid sod or seeded new grass.
- c) Gary Bryan (Grounds Manager) reports that he, his crew and the City have removed forty (40) Ash Trees with more to go.
- d) Gary remarks that a nice replacement choice for those trees taken down would be the Mountain Ash – it is ornamental and hearty. Trees will be replaces over the next five years.
- e) After a resident inquired about the Stumps left to be taken out, Gary said that Kramer can do them cheaper so was going to call them. Gary states they only charge \$50.00 per stump.
- f) Gary reported that he charged only \$50.00 a Tree to cut them down while Kramer will charge the Association \$500.00 per Tree.
- g) Gary reports that 90% of Roofs have been replaced and an inspector is coming to check the rest soon.
- h) Retaining Walls are ongoing project for they enhance curb appeal.

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

- a. Resident stated we need oversized downspouts to handle the rain and feels the ones now are under-sized and rain overflows.
- b. Some shingles were off on Washington and Joshel and need repair.
- c. Resident stated she would like to revisit the By-Law restrictions on renting out units during this economic downturn so as to preserve my home, even if for a short time.
- d. Resident wanting to be in charge of Committee for Special Resident Meeting regarding Rentals.
- e. Garage light tops are missing and timers are not set properly states resident.

**VII. Adjournment** - Meeting adjourned at 8:30pm

**Executive Session Followed – Adjourned at 9:15 PM**

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