

The Minutes of the Board of Directors Regular Meeting Tuesday, August 7, 2018

Board of Directors: Present

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

Others Present:

Community Assoc. Manager	Lea Minalga
Residents:	(9)

The following are the Minutes of the Board of Directors of Chesapeake Commons Homeowners Association Meeting held on Tuesday, August 7, 2018 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 05/01/2018 BOD Meeting were read and approved, as was the Agenda for 08/07/2018.

Jay Patel -President Report and Updates

- A. Landscaping Trailer parked on Delaware for the summer season has not been an issue.
- B. Garage Inspection: Motion was made by President Patel for 2019 to go back to only one Garage Inspection per year, not two. Mr. Patel suggested that if a resident reported a complaint about a messy/full garage that it be inspected within a week and fined accordingly. Per Rules and Regs – 1st - Notice given for failed inspection, 2nd - If not cleaned up - \$130.00 with \$20.00/Day thereafter up to a \$300.00 cap per month until resolved. – Motion Seconded and Approved.
- C. Fall Garage Inspection Saturday, October 13th and October 20th Make-Up date, both at 9:00 a.m. Maintenance performed on hinges, rollers and tracks at same time.
- D. Motion to cancel future CCHA Community Garage Sales due to lack of participation. Residents can do their own and on their own time. Motion Seconded and Approved.
- E. Dog waste on turf has been better, shall continue to monitor.
- F. Motion made that children may not be in the clubhouse for any length of time without parental supervision and no unsupervised children may play in the clubhouse from the pool. Motion seconded and Approved.
- G. Member Parking Stickers – Program Rejected.
- H. CCHA Concrete drill not needed anymore. Brian Smith to decide value and offer to our welder, Mr. Serrato at fair price. – Approved.
- I. Best way for residents to contact office about work orders or concerns is via email. Ccha1490@sbcglobal.net.
- J. President Patel stated that as the buildings are aging, as emergency replacements arise, as supplies, materials and labor has gone substantially up, roofs, siding, and many other costly repairs, replacements and improvements; that monthly assessments will go up next year.
- K. President Patel mentioned that our Association Insurance Agent is to meet to discuss changing our Declarations to have CCHA insure buildings instead of homeowner. Easier.

Troy Yocum - Treasurer Financial Report:

- ❖ Balance Sheet, Profit & Loss Statement & 2018 Budget
- ❖ Checking Account 06/30/18 - \$26,553.84 / Reserves – \$94,575.71
- ❖ Budget Planning Meeting September / October

Brian Smith – Vice President **Grounds Manager Report**

- ❖ Vice President Smith stated that he is not happy with the performance of Tall Grass and they would not be back next year. He was to remind them to fulfill their weeding, trimming and fertilizing duties per the contract.
- ❖ If Tall Grass does not fulfill fertilizing obligation, Tru-Green has provided a quote to do application for \$2500.00 late August or early September.
- ❖ Snow Shoveling Bids being reviewed.
- ❖ Motion for Midwest Sealcoat, Inc. Nov.1, 2018 – March 31, 2019 5 Month- Snow Plowing Agreement of \$22,400.00 / \$4,480/Month was Seconded and Approved.
- ❖ Landscaping Bids being reviewing.
- ❖ Jesus has been seeding and sodding throughout the Commons where needed since early spring. And watering.
- ❖ 70 Trees have been or will be pruned as needed by Jesus. Trees being removed as needed by Jesus. Willow Tree Service provided bid for big trees that need to be removed.
- ❖ Jesus has removed 60-70 dead or dying bushes and replacing.
- ❖ Several foundations got dirt because of settling.
- ❖ Jesus will be filling with dirt around sidewalks.
- ❖ Power washing (low pressure) of siding being investigated now.
- ❖ Aeration to be done in the Fall. Jesus can do as he did last year or get a bid from Tall Grass or Sebert. Sebert was \$900.00 last yr. Bids.

Sheila Nienhouse - Member **Clubhouse / Pool Report**

- ❖ Clear Water Pools to submit bid for 2019 Season. 2 other bids coming in.
- ❖ Pool Closes for Season Labor Day, Monday, September 3rd at 8:00 pm.
- ❖ Pool Replacement tags are \$5.00 if lost.
- ❖ When kids are still in school, during the abbreviated hours adults may swim at their own risk from 9-4 during the week ONLY if the office is open and manager is in the office.
- ❖ Ms. Nienhouse motioned that age of children allowed to use the pool without an adult be raised from 13 yrs. to older. – Tabled
- ❖ Ms. Nienhouse motioned that Sliding Glass Door to balcony deck overlooking pool be locked w/Key, so no one can go out there (kids) and possibly get injured. Motion Seconded and Approved.
- ❖ Ms. Nienhouse motioned that door in lower level be locked during Pool Season, so children can only use the bathrooms and not go anywhere else in the clubhouse. Motioned Seconded and Approved.
- ❖ Ms. Nienhouse motioned that extra signs stating No Alcohol, Age Limit and No Food or Glass be posted inside the Pool area. Seconded and Approved.
- ❖ Member Nienhouse suggested that a bathroom be installed on first floor of Clubhouse where the Elevator is and remove the Elevator as there would be no need for one. – Tabled for research.
- ❖ Send out a notice for people to clear their dryer vents. Fire Hazard.
- ❖ CCHA FB page good idea or not? – Tabled.

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

- ❖ Concrete work by West Suburban Concrete is complete. 3 overlays on stoop yet to be done.
- ❖ Railings being built and installed now after concrete stoops. Bert to paint them.
- ❖ Repair to Retaining Walls and grass seed by Jesus after concrete work.
- ❖ Asphalt overlay done on Charleston.
- ❖ Sealcoating of Windsor and Potomac to be done Monday, August 13. Others to follow the week after.
- ❖ Shutters – many homes got new shutters and front doors painted. It continues.
- ❖ Front Doors, Kick Plates and Trim painted as needed.
- ❖ Garage Doors painted as needed. Rusty handles replaced.
- ❖ Front and back gutters and downspouts (garages too) being cleaned again in the fall. Bids from JR and Jesus to come. Inspect extensions.
- ❖ Dryer vents are \$25.00 to replace if covers are broken off.
- ❖ Salem Garage and 6 units on Alexandria need roof replacements very soon.

Homeowner Forum

- ❖ Homeowner on Joshel states that children ages 10-12 have been coming into the pool area on the weekends and going into the Clubhouse, making noise, messes, putting soap on the bathroom floor and not listening to the pool attendants. No parents or adults supervising them
- ❖ Resident on Joshel states that there is a long and wide crack going down Joshel on the west side.
- ❖ Residents stated that weeds are bad, grass looks brown and landscapers not doing good job.
- ❖ Homeowner on Dunham stated that the landscapers have a hard time doing their job because of all the plants and flowers out into the yards. She likes neat grounds like Georgetown in Batavia.
- ❖ Resident on Potomac stated assessments are reasonable here and should go up as she counts on the Board to keep up her property investment maintained properly and realizes this costs money.
- ❖ Homeowner on Joshel stated he would like to spearhead committee changing the CCHA governing documents to give renters the same voting rights as owners.
- ❖ Homeowner on Potomac stated that her grass has a fungus. As does Mr. Patel's next door.
- ❖ Homeowner on Alexandria stated her grass is sparse too and that she thinks that the elevator is important for hauling tables and chairs when setting up a party at the Clubhouse.

Next CCHA Board Meeting:

Tuesday – November 6, 2018 - 7:00pm – Budget Meeting - Chesapeake Commons Clubhouse

Adjourn Meeting: 8:45 p.m.

Submitted by: Secretary Shirley Brown