# CCHA Board of Directors Regular Meeting Minutes May 7, 2019 at 7:00 p.m.

(Subject to Board approval at the next regularly scheduled board meeting)

#### **Board of Directors:**

	President Vice President	Jay Patel Brian Smith
	Treasurer Secretary	Troy Yocum Shirley Brown
	Member	Sheila Nienhouse
	Quorum Present:	Yes
	Attorney	Jonathan Wassell / Keough & Moody
Absent:	Community Association Manager	Lea Minalga

Members in Attendance:

The following are the Minutes of the Board of Directors of Chesapeake Commons Homeowners Association Meeting held on Tuesday, May 7, 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 February 5, 2019 meeting were read and approved, as was the Agenda.

## Call to Order:

Jay Patel

#### President's Report & Updates

- A. Decks and Patio Policy. A letter to lawyer will be sent for amendment review.
- B. Policy Resolution regarding Pest Abatement: Pests/Animals under units' like stoop or deck is the homeowner's responsibility but on Common Ground it's responsibility of Association. Vote Approved.
- C. Dog Tie-Outs in Back of Units Policy: Vote Leave as is now. Vote Approved.
- D. Laughter Yoga non-profit group using Clubhouse at no fee: Homeowner, Lea or Board member must be present. If no homeowner, then no meeting that week. Vote Approved.
- E. Making CCHA website Password Protected for Governing Docs, Minutes, Budget- Review.

#### **Troy Yocum**

#### **Financial Report:**

- **Checking Account 03/31/2019 \$25,295.64**
- **\*** Reserves \$144,623.02
- Board is reviewing (3) CPA's for 2018 Audit Cantey Associates Karen Skoric, Cukierski & Cochrane, and FSB&W: Review.

(15)

#### **Brian Smith**

# **Grounds Manager Report**

- ✤ Recapped Snow Removal Season for 2018 2019 \$55,353.31
- Sebert Landscaping Thursday Mow Day. \$4925.00/Month April 1, 2019 November 15, 2019.

- **\*** TruGreen fertilizing 3 applications this season \$7,200.00.
- Skyline Tree Service for Tree Removal and Tree Pruning \$27,405.00.
- ✤ Aeration to be done in the fall reviewing prices.
- **\*** Power Washing of all buildings by RWB Construction \$32,414.

Sheila Nienhouse

#### Clubhouse/Pool Report

- Clear Water Pools May 25, 2019 September 2, 2019 w/Pool Attendants -\$24,600.00
- ✤ Hours are 10:00 a.m. 8:00 p.m. Weekends & Holidays, and Noon 8:00 p.m. Weekdays.
- New Blue Pool Tags are being issued at office and all residents using pool must sign in with the Pool Attendant.
- **\*** Age Limit: Increased to age sixteen to go to pool without an adult.
- Door Locked downstairs to prevent kids from going into the clubhouse. Several new signs were purchased to remind people no eating or drinking in the pool area, except bottled water. Anyone caught with alcohol will be immediately removed from pool for entire season.
- **Solution** Discussing having (2) Defibrillators, one inside and one outside. Review.

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

(Secretary Brown's report read by Troy Yocum

- Concrete Project done by West Suburban Concrete July 26, 27 & 29. 11 Jobs -\$20,000.00.
- Railings Jose Serrato (welder) building 10 steel railings.
- \* Asphalt Sealcoating on Charleston. Repairs and striping quotes now.
- Shutters being hung soon on Delaware and Washington.
- RWB Construction Roofing / Siding / Oversized gutters 4 Buildings, 16 units for roofs, 7 units for siding and 1 Garage on Salem. - \$120,000.00 to date
- Gutter cleaning ongoing and some gutter guards installed on troublesome areas with lots of trees.
- \* Front and Garage Doors, Kick Plates and Trim Painting ongoing.
- Several Garage Doors have been replaced. Many serviced.
- **\*** Dryer vents are \$25.00 to replace if covers are broken off.
- ✤ Garage Siding Repair on Joshel. Homeowners are responsible for the damage their kids do.

Homeowner Forum Questions and Comments

People stated they liked Skyline Tree Service.

Garbage should not be put on the grass when it is garbage day because hard for Sebert to mow and bins can kill grass.

Complaint Form for Homeowners can be found on website or requested via email.

## **Next CCHA Board Meeting:**

Next CCHA Regular Board of Directors Meeting – Tuesday, August 6, 2019 at 7:00 p.m. - Chesapeake Commons Clubhouse

Adjourn Meeting – 8:30 pm

Submitted by: Secretary Shirley Brown