

Chesapeake Commons Homeowners Association

1490 Geneva Drive Geneva, IL 60134

Ph: 630-208-0396 Email: CCHA1490@SBCGLOBAL.NET

Meeting Minutes as submitted by Jamie Johnson for May 7th, 2024 @7 pm

Meeting was called to order by Brandy at 7:00pm

Roll call was conducted: Present was Brandy Hunter, Jamie Johnson, Cindy Schwartz, Brian Smith, and Troy Yocum.

Also present was Lea Minalga and 7 Homeowners.

A motion was made by Cindy and seconded by Troy to accept the agenda.

Motion Approved unanimously.

A motion was made by Cindy and seconded by Jamie to accept the annual meeting minutes from 2/6/2024.

Motion Approved unanimously.

A motion was made by Cindy and seconded by Brian to accept the special meeting minutes from 4/2/2024.

Motion Approved unanimously.

President's Report

A motion was made by Cindy and seconded by Troy to approve the revised Declarations and ByLaws.

Motion Approved unanimously.

A motion was made by Cindy and seconded by Troy to approve the revised Rules & Regulations.

Motion Approved unanimously.

Treasurer's Report

Reviewed the Balance sheet and Income Statement (P&L)

Siding, Gutters, Shutters

- 2024 Siding Project – replacing 1200-1206 Lencioni Ct due to rotting behind current siding, and replacing 1472-1476 Joshel Ct due to old siding missing/blown off
 - \$22,000 under budget
 - RWB will spot power wash for \$5,000
- 2024 Gutter Project –
 - It will cost \$26,000 to finish installing gutter guards on remaining homes (not including garaged)
 - This year we will spend \$4,500 to clean gutters.
 - We'll install gutter guards up to \$13,000 in 2024, and \$13,000 in 2025 to install the rest and complete the project.

Concrete, Asphalt, Railings

Walk through with Rose Paving and concrete contractor to review the 2024 projects.

- 10 catch basins and 20 infrared heat applications will be done this year. **Under budget**
- Prepared a 3 year plan for crack filling and seal coating
- 8 homes will have stoops/risers/walkways replaced this summer.

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Clubhouse & Pool Report

Opening day is Saturday, May 25th at 10am

- Pool fence is rusting. Reviewing quotes from multiple vendors to determine if sanding and painting is the best option, or if we should replace portions of the fence.
- Deck was power washed on Saturday, May 4th
- Alarm company set the sensitivity of the sensors and installed a new control panel. Tested and working properly.

Landscaping Report

Contract started on April 15th and will go through November 15th.

Board is putting an email together regarding landscaping.

New Business:

Old Business:

Homeowner's Forum.

Adjournment: A motion was made to adjourn by Cindy and seconded by Troy at 7:40 pm.