

MINUTES  
CHESAPEAKE FARMS HOMEOWNER'S ASSOCIATION  
QUARTERLY BOARD OF DIRECTOR'S MEETING  
WEDNESDAY, NOVEMBER 2, 2016

DATE AND TIME: Pursuant to Article 3, Section 3 of the Chesapeake Farms Homeowner's Association (CFHA) a regular meeting of the Board of Directors was held on Wednesday, November 2, 2016 at 7:00 P.M. at the Grayslake Public Library, Room A/B.

MEETING: The President, Tony Durnil, opened the meeting at 7:27 pm.

QUORUM: The following directors were present: Tony Durnil (TD), President; Paul Revis (PR), Vice-President; Linda McNeilly (LM), Treasurer; Chris Detweiler (CD), Landscape Chair; Candi Gerfin (CG), Social Chairman. Kalman Management (KM), Inc. was represented by Allen Kalman (AK) and David White (DW). Absent: Lynne Witkowski (LW), Secretary. Homeowners Angelica/Hector Sanchez also present.

MINUTES: The minutes of the August 2016 meeting were not available for review due to the absence of LW. TD to follow-up with LW on the status of both the August and May meeting minutes. Minutes from all three meetings will be reviewed/finalized at the February 2017 meeting.

FINANCIAL/TREASURER REPORT

- The financial report was distributed by KM. CFHA is under budget through 9/30/2016 - \$11.7K variance actual vs. budget.
- 45 homeowners are delinquent on their annual assessments (27 are multi-year delinquencies) – an additional 11 owe outstanding late fees. Total delinquent accounts - ~\$16K.

MANAGEMENT REPORT: Presented accountant engagement letter for annual audit to be performed by Cochrane & Assoc. for TD to sign

COMMITTEE REPORTS:

- Social
  - CG to follow-up with LW on how many rummage sale signs were found. If enough found, no replacement order needed. If additional signs needed, CG to order 16 new by end of 2016.
  - Pool party set for July 20 2017.
    - If a board member has a 2017 pool membership, CFHA receive a \$50 discount on the pool party reservation.
  - Rummage sale set for June 23/24 2017.
  - PR to add these dates to the CFHA webpage.
- Fence/Monument



- Repair pending on fence behind Hillside Restaurant – expect completion before end of 2016.
- Spot lights at the Preserve monuments/entrance require replacement. TD to replace by end of 2016.
- Landscape
  - Replaced asphalt border at Carters Grove with soil and seed blanket. This solution safer than previous installation. Cost to replace \$1525.
  - Replaced 2 trees on CFHA property trees – cost \$1100. Look to utilize Grayslake Village 50/50 tree replacement program for additional trees in 2017.
  - Plan for 2017 – spray crab apple; replace 2 Ash trees; CD to propose to Landscaper changing mowing along Washington Street (both sides) to every other week vs. every, to defer costs.
- Website – PR experiencing limited support from ATHomeNet.com – possibly consider new provider in 2017. AK to provide details.

#### NEW BUSINESS

- 2017 budget – CG made a motion to adopt/accept proposed 2017 budget. Seconded by LM. All in favor – motion passed, budget accepted.
- 2017 annual assessment to decrease to \$110 (from \$115).

#### 2017 Board & responsibilities:

President – Tony Durnil, also Fence Chair

Vice-President – Paul Revis, also webmaster

Secretary/Treasurer – Linda McNeilly

Social Chair – Candi Gerfin

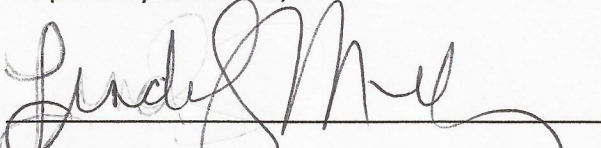
Landscape Chair – Chris Detweiler

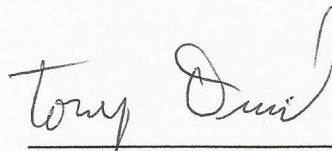
Board Member - Lynne Witkowski

TD to identify dates in 2017 for quarterly meetings.

ADJOURN: A motion to adjourn the meeting was made at 8:11 pm by TD, seconded by CG. All in favor.

Respectfully submitted,

  
 Linda McNeilly, Secretary/Treasurer  
 Date 2/1/2017

  
 Tony Durnil, President  
 Date 2-1-17