

MINUTES
CHESAPEAKE FARMS HOMEOWNERS ASSOCIATION
QUARTERLY BOARD OF DIRECTORS MEETING
WEDNESDAY, AUGUST 1 2018

DATE AND TIME: Pursuant to Article 3, Section 3 of the Chesapeake Farms Homeowners Association (CFHA), a regular meeting of the Board of Directors (BOD) was held on Wednesday, August 1 2018 at 7:00 pm at the Grayslake Public Library, 10 Library Lane, Grayslake IL.

MEETING: The President, Tony Durnil, opened the meeting at 7:05 pm.

QUORUM: The following Directors were present: Tony Durnil (TD), President; Paul Revis (PR), Vice-President/Website; Linda McNeilly (LM), Secretary/Treasurer; Candi Gerfin (CG), Social Chair; and Lynne Witkowski, Fence/Monument Chair (LW). Kalman Management (KM), Inc. was represented by Allan Kalman (AK) and Steven Hrbek (SH). Absent: Chris Detweiler (CD), Landscape chair.

MINUTES: LM submitted minutes from the May 2 2018 BOD meeting. Motion to accept minutes by CG, seconded by PR. All in favor – motion passed, minutes accepted.

FINANCIAL/TREASURER REPORT: KM provided report of quarter 2 (Q2) financial activity (as of 6/30/2018). On budget thru Q2. 50 homeowners are delinquent on their annual assessments - 22 with delinquencies <24 months), 9 owe late fees only. Total delinquent accounts - ~\$18K.

MANAGEMENT REPORT: 2018 Q2 Financial report shared. New property manager Steven Hrbek, CMCA, RPA, replacing David White. steve@kalmanmanagement.com

COMMITTEE REPORTS

- Social
 - June garage sale – 30-35 registered homeowners. All signs retrieved.
 - July pool party - ~100 guests attended. One pool party sign lost. Cost \$450.
 - Replacement signs lost after 2017 season were re-ordered and used this year. New signs/banner purchased for garage sale – cost \$216 + tax
- Landscape – CD not present. Note: check retaining walls at entrances on Washington Street - pavers shifting, weeding needed.
- Fence/Monument
 - Homeowner/realtor for 852 Tylerton/Anna Klarck Realty needs to remove "For Sale" signage on fence. Remind homeowner attaching signage – permanent or temporary - to Chesapeake Farms fences is prohibited.
 - CG to walk fence perimeter to identify fences impacted by foliage/tree interference. Homeowner will be contacted to clear impacted area. This is necessary to maintain longevity of fence.
- Website – looking at new hosting options due to increased cost. Nextdoor.com is an option but on-line bill pay not available. Homeowners can pay bill direct on www.kalmanmanagement.com with e-check.

OLD BUSINESS

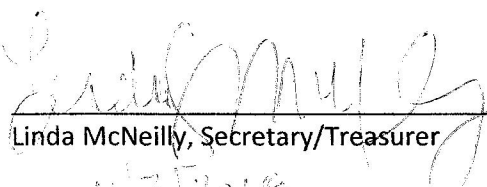
- Mailbox post is the homeowner responsibility, not Association. The height and setback from road is determined by the US Postal Service.

NEW BUSINESS


- See committee reports
- Monument lighting at Jamestown/Lake St was damaged with the Lake St road improvements. Lighting was moved away from sidewalk easement and repaired. Three individual lights were combined to one LED light. Cost ~\$600.
- Letters to homeowners with 2019 budget and BOD elections to be sent mid-to late September 2018 by KM
- Annual and quarterly meeting will be held in November 7 2018 at Grayslake Village Hall. BOD elections during Annual meeting. BOD elections – TD to step down as President; TD and LW seats up for vote/re-election.
- Each BOD member must gather a minimum of 10 proxies from homeowners prior to Annual meeting to ensure a voting quorum.

ADJOURN: Motion to adjourn the meeting was made at 8:20 pm by CG, seconded by PR - all in favor.

Respectfully submitted,



Linda McNeilly, Secretary/Treasurer
Date 1/7/2018



Tony Durnil, President
Date 1/7/2018