

MINUTES
CHESAPEAKE FARMS HOMEOWNERS ASSOCIATION
QUARTERLY BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 7 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 November 7 2018 at 7:30 pm at the Grayslake Village Hall, Community Meeting Room, 10 S. Seymour Avenue, Grayslake IL.

MEETING: The acting Vice-President, Paul Revis, opened the meeting at 7:35 pm.

QUORUM: The following Directors were present: Paul Revis (PR), Linda McNeilly (LM), Candi Gerfin (CG), Chris Detweiler (CD) Lynne Witkowski (LW) and Matt Wente (MW). Kalman Management (KM), Inc. was represented by Alan Kalman (AK) and Steven Hrbek (SH). Also in attendance homeowner Joan Leon.

MINUTES: LM submitted minutes from the August 1 2018 BOD meeting. Correction to minutes in Financial/Treasurer Report section – change from “~50 homeowners...” to “~60 homeowners are delinquent...”. Motion to approve/accept minutes by CG, seconded by PR. All in favor – motion passed, minutes accepted.

APPOINTMENT OF OFFICERS:

- President: Lynn Witkowski
- Vice-President/Webmaster: Paul Revis
- Secretary/Treasurer: Linda McNeilly
- Social Chair: Candi Gerfin
- Landscape Chair: Chris Detweiler
- Fence/Monuments Chair: Matt Wente

Motion to approve new officers by PR, seconded by CG. All in favor – motion passed, new officers accepted.

FINANCIAL/TREASURER REPORT:

- KM provided report of quarter 3 (Q3) financial activity (as of 9/30/2018). On budget thru Q3. ~50 homeowners are delinquent on their annual assessments - 22 with delinquencies <24 months), 10 owe late fees only. Total delinquent accounts - ~\$17.5K.
- Proposed 2019 budget – Landscape line items (Landscape contract, Landscape extras, and Trees) will be re-distributed to cover cost of new landscape contractor in 2019 (see Landscape committee report). Total of three to remain at \$22.2K. Motion to approve modified budget by MW, seconded by CG. All in favor – motion passed, budget accepted.

MANAGEMENT REPORT: 2018 Q3 Financial report shared.

COMMITTEE REPORTS

- Social

21-22 *BM 2/6/2019*

- Garage Sales June ~~22-23~~, 2019
- Pool Party July 18 or 25 2019
- Landscape – Due to dissatisfaction with current landscape contractor, Acres, CD proposes to terminate existing contracting (30 day cancel window) and contract with Poul's Landscaping & Nursery in 2019. Motion to terminate Acres contract and to hire Poul's in April 2019 by CD, seconded by MW. All in favor – motion passed.
- Fence/Monument
- Website – chesapeakefarms.org, hosted by FrontSteps to expire in 2019. Not renewing due to change in fee/rate structure – changing from annual fee to \$0.75 per household per month. Plan is to shift away from hosted site to social network format via nextdoor.com. The change will be communicated (postcard via USPS along with Facebook and Nextdoor.com community pages) to all homeowners in 2019 as the FrontSteps contract expires.

OLD BUSINESS

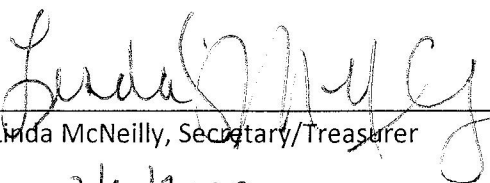
- The Board review of the proposed 2019 budget should have occurred during August meeting. The communication letter to homeowners for the annual meeting and budget from KM was also sent late. KM acknowledged the out of sequence activities and agreed to correct this in 2019 and beyond.
- Reminder to homeowners...Perimeter fencing is owned and maintained by CFHA. No signs, lighting, etc. should be attached or hung from the fencing as it could damage the fencing and impact its longevity.

NEW BUSINESS


- See committee reports
- Mailbox and sidewalk issues/concerns are not the responsibility of the CFHA. All questions and concerns should be directed to the Village of Grayslake.
- 2019 Board meeting
 - February 6 2019
 - May 1 2019
 - August 7 2019
 - November 6 2019
 - Location: Grayslake Village Hall, Community Room (reserve room from 6:45-9:00 pm)
 - 7 pm start

ADJOURN: Motion to adjourn the meeting was made at 8:34 pm by PR, seconded by CD - all in favor.

Respectfully submitted,


Linda McNeilly, Secretary/Treasurer

Date 2/6/2019


Lynne Witkowski, President

gcm
Date 2/6/2019
2/6/2019