

**CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING – FEBRUARY 10, 2014**

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on February 10, 2014. Eric Patt called the meeting to order at 7:34 p.m. at the Larry Laschen Community Center. It was noted a quorum was present.

**BOARD MEMBERS PRESENT:** Eric Patt – President  
John Johnsen – Treasurer  
Allan Woodrow – Director  
Tim Zurow – Director

**BOARD MEMBERS ABSENT:** Matt Dubin – Director

**APPROVAL OF NOVEMBER 11, 2013, MEETING MINUTES**

The minutes to the November 11, 2013 open meeting were briefly discussed.

**Motion:** Upon motion duly made by Allan Woodrow, seconded by John Johnsen, the minutes of the November 11, 2013 meeting were approved as submitted. Tim Zurow obtained from voting as he was not yet a member of the Board at that time.

**REPORT OF THE ARCHITECTURAL REVIEW COMMITTEE**

No architectural committee report was provided as Matt Dubin was absent from the meeting.

**REPORT OF THE LANDSCAPE COMMITTEE**

John Johnsen advised that salting costs were quite high and more salting bills would be coming in. Mr. Johnsen spoke with the Martin's Vice President of Operations early into the snow season and since then, any issues have been corrected. There has been damage to the decorative fencing at E. Donnelley Avenue at the curve. This was caused by snow packed against the fence because the lane needs to stay clear. No resident complaints have been received regarding snow removal. Mr. Johnsen also reports that the mailboxes behind 267 E. LaSalle Street have been damaged possibly by Village plows. Mr. Johnsen contacted the Village and they will provide \$100.00 towards the \$675.00 worth of damages that were created. Martin's advised that it was not their plowing because they always plow away from the mailboxes, not into them. Mr. Patt also notes that there has not been adequate melting time this winter and snow is piling. Mr. Patt discusses possibility of sending the mayor or other elected officials regarding the \$100.00 that the Village has offered to pay as this amount is insufficient. Mr. Woodrow advised he will draft a letter provided that the Board sends him bullet points to address.

**REPORT OF THE COMMUNICATIONS COMMITTEE**

Allan Woodrow advised there are no communications matters to report at this time.

**TREASURER'S REPORT**

John Johnsen presented the Treasurer's Report. Mr. Johnsen advised that the Association was trending, although most bills have not been paid yet. Most homeowners have been paying their assessments. McGill Management has sent statements even to the homeowners enrolled in auto debit, indicating not to pay and that the statement was for informational purposes as the assessments increased. To date,

seventeen people had not paid their assessments, although this is common. The penalty fee is added after 60 days of non-payment. Mr. Woodrow questioned if the Board would ever consider placing a penalty fee after 30 days. Mr. Patt advised that historically, 95% of owners pay by 60 days but that this item would be considered and discussed in the future. Mr. Johnsen advised that the increase in assessments would help the Association; however, this year's salting costs were quite high.

As of the **December 31, 2013**, financials, the following balances were reported:

- Operating Account: \$16,828.60
- Edward Jones Reserve Account: \$81,515.27
- Operating Assets: \$18,469.56
- Accounts Receivable: \$8.13

As of the **January 31, 2014**, financials, the following balances were reported:

- Operating Account: \$24,470.27
- Edward Jones Reserve Account: \$82,592.93
- Operating Assets: \$28,636.53
- Accounts Receivable: \$2,533.43

**Motion:** Upon motion duly made by John Johnsen, seconded by Allan Woodrow, and unanimously carried, the Financial Report was approved as submitted.

#### **OLD BUSINESS**

Update on Contracts: Landscaping is still under contract for another full year; however the snow contract ends on March 31<sup>st</sup>. Mr. Johnsen advised that Cynthia Miller with McGill Management will provide them quotes by the next meeting. Mr. Johnsen advised that Martin's has improved and values the Association's business. Mr. Patt agreed that Martin's does a great job and recommends discussion regarding placing a flat rate on services. It was discussed that quotes should be provided as "per event" and as a flat rate. The Board discussed holding a workshop to discuss snow removal services.

#### **HOME OWNER FORUM**

No homeowner concerns or questions were present.

#### **ADJOURNMENT**

**Motion:** Upon motion duly made by John Johnsen, seconded by Tim Zurow and unanimously carried, the meeting adjourned at 8:03 p.m.