

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING – September 12, 2013

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held September 12, 2013. Eric Patt called the meeting to order at 7:31 p.m. at the Larry Laschen Community Center. It was noted a quorum was present.

Board Members Present: Eric Patt
John Johnsen
Allan Woodrow
Matt Dubin

Board Members Absent: No Board Members were absent

APPROVAL OF MINUTES

The minutes to the May 13, 2013, open meeting were briefly discussed.

Motion: Upon motion duly made by Allan Woodrow, seconded by Matt Dubin, and unanimously carried, the minutes of the May 13, 2013 meeting were approved as presented.

REPORT OF THE ARCHITECTURAL REVIEW COMMITTEE

The Architectural Report was provided by Matt Dubin.

Motion: Upon motion duly made by Alan Woodrow, seconded by Matt Dubin, all approved architectural applications were ratified. All are in favor and the motion unanimously carried.

LANDSCAPE REPORT

John Johnsen presented the Landscape Report. There is one visit left of watering. Mowing around the pond the will take place September 19th; they will clean up as much as possible. Mulching has been completed throughout the community. This was the first time in five years. Planting of bulbs and dormant pruning will take place this fall. A new representative has been assigned to the community from the landscape company to help assure work is being completed. The Village pond is now fixed after several calls over five weeks by Mr. Johnsen. The pillars near the entrance of the development, on Raney, will be fixed by a tuckpointer (Park District property). Alan asked if we know life expectancy of the community's pillars.

REPORT OF THE COMMUNICATIONS COMMITTEE

Allan Woodrow presented the Communications Committee Report. Mr. Woodrow advises that the creation of the Yahoo! Group has been and continues to be a fruitful form of communication for the Association.

TREASURER'S REPORT

John Johnsen presented the Treasurer's Report for the period ending August 31, 2013. Expenses are trending other than the snow removal of 12-13 winter. Five homes are 60 days past due with payment – The Board is requesting they pay in full by 09-30-13. One owner is in legal collections.

Alleys are privately owned by Association because when the development was created as a Planned Unit Development, they were not deemed Village streets. This means, the Reserves must be properly funded to accommodate future replacement costs for the alleys. The Board has been maintaining the alleys by crackfilling and sealcoating to help extend their life.

AUDIT ENGAGEMENT LETTER

Mr. Johnsen received a letter from the auditor two years ago and was able to renegotiate the audit fees. Cukierski & Kowal lowered their fees by 50%. The cost from would be \$2100 for the 2013 audit and \$2150 per year for the 2014 and 2015 audits. This is a savings of \$600 over three years. The Board is very happy with their work and price.

Motion: Upon motion duly made by John Johnsen, seconded by Alan Woodrow to approve the engagement letter from Cukierski & Kowal for the Association's audits for 2013-2015. All are in favor; motion carried.

2014 PROJECTED BUDGET

The 2014 Projected Budget will be voted on in November by the Board. The Association was started in 2001. The next increase was in 2007. The increase in 2007 was \$5.00 per quarter. In 2011 all mailboxes were replaced because they were rotting. The Board opted to purchase mid-grade mailboxes that would last longer. 12 lights in front of path are beginning to fall over. Instead of replacing these light posts, the Board has tried stay cost-efficient and has used different screws/bolts that will extend the life of the light posts by 2-3 years. The Board advises that it is very hard to do landscaping on a smaller budget. Tree replacements are needed. Mulching is necessary every 2-3 years but was done only after 5 years to help costs stay down. The alleys have been sealed every 3 years instead of every 1-2 years. The upkeep of the pond, including algae treatments is quite costly. The landscape and snow removal contract has increased in cost.

HOMEOWNER FORUM

Homeowners expressed interest in seeing competitive bids the Board obtains for different projects. Homeowners expressed interest in Reserve funding, as well as the amount of trees surrounding the pond, and advised of interest in beginning a pond committee.

ADJOURNMENT

The meeting was adjourned at 8:56 p.m.