

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – SEPTEMBER 15, 2014

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on September 15, 2014. Eric Patt called the meeting to order at 7:31 p.m. at the Larry Laschen Community Center. It was noted a quorum was achieved.

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

APPROVAL OF MAY 12, 2014, MEETING MINUTES

The minutes to the May 12, 2014, open meeting were briefly discussed.

Motion: Upon motion duly made by Matt Dubin, seconded by Allan Woodrow, the minutes of the May 12, 2014, meeting were approved as submitted. John Johnsen abstained from voting.

REPORT OF THE ARCHITECTURAL REVIEW COMMITTEE

Matt Dubin advised that five architectural applications were received from homeowners.

- 288 Huron: Fence
- 92 Depot: Driveway Replacement
- 316 E. Ranney: Driveway and Extension
- 625 S. Ontario: Fence
- 394 E. Ranney: Widening of Driveway

The applications for 288 Huron (Fence), 92 Depot (Driveway Replacement), 316 E. Ranney (Driveway replacement and Extension) and 625 S. Ontario (Fence) were approved as submitted.

The application for 394 E. Ranney was denied as the application did not comply with the easement requirement as required by the Village permit.

REPORT OF THE COMMUNICATIONS COMMITTEE

Allan Woodrow advised that the second quarterly newsletter went out the week of the meeting, providing transparency to the Board's actions as intended.

REPORT OF THE LANDSCAPE COMMITTEE

Tim Zurow received four bids for landscaping and snow. The bids were from Millieu, Landscape Concepts Management, Architera and Martin's Associates. Tim provided the specifications; all bid for two years, as requested, except Martin's who bid at four years. Tim summarized the services received from the incumbent, Martin's. Tim will look for clarification on the cap of inches and blizzard conditions.

Tim notes many sick/dead ash trees and Austrian pines. Matt Dubin recommends that several items need to be brought to the attention of the Village/Park District.

TREASURER'S REPORT

John Johnsen presented the Treasurer's Report. Mr. Johnsen advised that the Association was trending as it should be; however, the Association is \$24,000 over budget and still has winter bills that will be coming later in the year. To date, nine homeowners are in 60 day collections and one homeowner is in 90 day collections. The reserves are lower than last year due to higher than anticipated winter expenses.

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

- **Operating Account:** \$9,826.34
- **Edward Jones Reserve Account:** \$69,212.16
- **Operating Assets:** \$13,456.30
- **Accounts Receivable:** \$1,916.65

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

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

2015 Budget: The 2015 proposed budget was discussed and will be voted upon at the November 10, 2014, Board Meeting. Once the landscape contract is established, the budget will be fine tuned. Matt Dubin asked how long the post lights in the community will last. John explained that he salvaged them and gives them a couple more years.

HOME OWNER FORUM

A homeowner thanked the Board for their work and had a question about a potential landscape company.

ADJOURNMENT

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