

**CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING – OCTOBER 6, 2015**

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on October 6, 2015. Tim Zurow called the meeting to order at 7:30 p.m. at the Larry Laschen Community Center. It was noted a quorum was achieved.

**BOARD MEMBERS PRESENT:** Tim Zurow - Treasurer  
John Keister – Director  
Allan Woodrow – Director  
Matt Dubin – Director

Board President Eric Patt was not present.

**APPROVAL OF MEETING MINUTES**

The meeting minutes from the May 11, 2015 meeting were reviewed by the Board of Directors.

**Motion:** Upon a motion duly made by Allan Woodrow, seconded by Matt Dubin and unanimously carried, the minutes of the May 11, 2015 Board of Directors Meeting were approved, pending a change to the section entitled “Approval of Meeting Minutes”. In the fourth paragraph under that section, the phrase “meeting minutes” is to be changed to “Association financials”, and the paragraph is to be moved to the “Treasurer’s Report” section of the meeting minutes.

**PRESIDENT’S REPORT**

With the Board President absent from the meeting, a President’s report was not given.

**TREASURER’S REPORT**

Tim Zurow presented the Treasurer’s Report. He provided the account balances. He also stated that a reduction in landscape costs helped keep expenses down in comparison to the budget. He stated that the proposed 2016 budget would be discussed in further detail later.

As of the **September 30, 2015** financials, the following balances were reported:

- **Operating Account:** \$36,092.00
- **Total Reserves:** \$95,234.10 (Includes reserve account of \$75,236.10 and CDs/bonds of \$19,998.00)
- **Total Current Assets:** \$131,326.10

**REPORT OF THE ARCHITECTURAL REVIEW COMMITTEE**

Matt Dubin presented the report of the Architectural Review Committee.

He first noted that the Park District took maintenance responsibility of the stone columns near the intersection of Ranney and Superior. Matt Dubin further stated that the Park District would be performing maintenance on the columns by year-end.

Matt Dubin also noted that the newsletter seemed to encourage owners to perform maintenance to their fences. He stated that by next spring, a walkthrough would be completed to determine and list which homeowner fences need maintenance.

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

- 589 S. Ontario: Adding a new vinyl fence to the rear yard.
- 238 E. LaSalle Street: Adding a new metal fence to the rear yard.
- 387 Ranney Avenue: Adding a new vinyl fence to the rear yard.
- 374 Marseilles: Adding an enclosed porch/sunroom connecting the house to the garage.
- 345 Ranney Avenue: Replacing the front/rear yard wood fence with a new wood fence (It was noted that this fence will need to be painted by the end of May 2016.)
- 144 Ranney Avenue: Replacing asphalt driveway with new asphalt stamped herringbone pattern.
- 198 E. LaSalle Street: Replacement and extension of rear yard brick paver patio.
- 364 E. LaSalle Street: Replacement of windows and sliding glass door.

**Motion:** No motion was made for official approval. Pending review of the items presented, the Board will formally approve the landscape alterations at the next Board of Directors Meeting.

#### **REPORT OF THE COMMUNICATIONS COMMITTEE**

Committee Chair Allan Woodrow presented the Communications report. He discussed the upcoming election, and noted that three seats would be up for election in November, which include two expiring terms, and the position of the officer appointed due to a resignation during the past year. With the anticipation that several current officers will not run in the upcoming election, Allan expressed the challenge in passing along records to new members. At this time, the Board requested that McGill Maintenance provide an estimate for Association management services.

#### **REPORT OF THE LANDSCAPE COMMITTEE**

Committee Chair John Keister presented the Landscape Committee report.

John first noted that there were few or no complaints about the service provided by Architerra for landscape maintenance. He said that email communication from the company was very good, and Allan Woodrow added that during last winter, the service was also good.

There was a brief discussion regarding the importance of the maintenance of the brick walkway lighting. John stated that repairs and maintenance of these lights would need to be done soon. There was also discussion regarding the brick walkway, and that some of the bricks are breaking.

Alley maintenance was briefly mentioned, but it was determined that further discussion would take place under New Business.

Tim Zurow brought up an agreement with Architerra to fill some alley potholes with cold patches. John stated that this work is scheduled to be completed by October 20<sup>th</sup>. In regard to concern about delays in the completion of this work, John stated that it is best to have the work completed nearer to winter, to allow the patches to hold up through most of the winter.

#### **OLD BUSINESS**

There was no old business to report at this time.

#### **NEW BUSINESS**

**Alley maintenance:** Alley Maintenance was the first item discussed under New Business, as introduced by Tim Zurow. John Keister provided a summary of the progress to date. He stated that in addition to deterioration, drainage is also a concern with alley maintenance. He cited waste removal trucks as a contributing factor to the deterioration of the alleys. He mentioned that he has been working with the Village Engineer, who believes that the bases of the alleys appear to be sufficient at this time, but that

delay could affect the bases. John said that proper existing bases would allow a contractor to mill off only the top two inches of asphalt. John stated that sewer risers could need maintenance, but it would be difficult for a contractor to know this until the asphalt is removed. John also cited fluctuating oil prices as an obstacle for getting a quote greater than three months in advance of the project. He noted that of the six contractors to whom he spoke, only two contractors came to the property. John said that he will continue his involvement in this project, despite the possibility that he will not remain on the Board of Directors.

The Board discussed project funding, project cost efficiency, approaches to ensure that all alleys are repaired in a timely manner, effects on homeowners who do not have use of an alley and effects on homeowner driveways. Allan mentioned that it might be beneficial to have a neighborhood meeting with the expected contractor, so homeowner questions can be answered. The Board hopes to have some type of pricing at the November meeting, and no decisions were made at this time.

**Walkway light posts:** The Board again discussed the walkway light posts, but no decisions were made at this time and no estimates reviewed.

**Snow removal:** There was discussion regarding the snow removal at the circle on Depot Street. Tim had been approached by residents on the street who wanted the Village to plow snow towards the island rather than their driveways. The Village stated that they would only do so with Board directive.

**Motion:** Upon a motion duly made by Matt Dubin, seconded by John Keister and unanimously carried, it was approved that the Association would instruct the Village to plow snow towards the center island on Depot Street.

**Annual Election ballots:** The Board considered sending ballots out electronically by email, but decided against it.

#### **HOME OWNER FORUM**

Owners Jay Trayton of 526 S. Central Park Place and Tom Pettenon of 610 Ontario were present. Points of discussion included asphalt maintenance and Ash tree removals. The Board noted that they will encourage future Board members and owners to continue to look into ways to preserve alleys and other Common Elements.

#### **ADJOURNMENT**

**Motion:** Upon motion duly made by Allan Woodrow, seconded by John Keister and unanimously carried, the meeting adjourned at 8:49 P.M. The next Board of Directors Meeting is scheduled to be held on November 9, 2015. The Annual Election is also scheduled to be held at that time.

Meeting Minutes submitted by:  
Jim Schaffnit