

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – March 29, 2016

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on March 29, 2016. Eric Patt called the meeting to order at 7:06 p.m. at the Larry Laschen Community Center. It was noted a quorum was achieved.

BOARD MEMBERS PRESENT: Eric Patt - President
Tim Zurow - Treasurer
Trayton Jay – Director
Matt Dubin – Director

All Board Members were present. Director, Julie Knier, arrived at 7:25 P.M.

APPROVAL OF MEETING MINUTES

The meeting minutes from the November 9, 2015 meeting were reviewed by the Board of Directors.

Motion: Upon a motion made by Matt Dubin, seconded by Tim Zurow and carried, the minutes of the November 9, 2015 Board of Director’s Meeting were approved, pending one correction in the Homeowner Forum section. Trayton Jay absented, and Julie Knier was not present at the time of this vote.

PRESIDENT’S REPORT

Eric Patt provided a brief President’s Report, noting that he would introduce one item that was not on the agenda. He discussed the trees between the walking path and Route 45, which are in poor health. Eric mentioned that IDOT should be held responsible to address this matter. It was mentioned that approximately thirty percent of the land between the walking path and Route 45 is maintained by the Association, but that the declining health of the trees is a direct result of the proximity to the road regardless of on which property the trees were located. It was agreed that trees should not be replaced in this location, but only removed. It was agreed that the Association would approach the City of Vernon Hills, and ask them to address this matter with IDOT.

REPORT OF THE ARCHITECTURAL REVIEW COMMITTEE

Matt Dubin presented the report of the Architectural Review Committee.

Matt Dubin advised that three architectural applications were received from homeowners during the period of 11/9/2015 to 3/29/2016, each related to driveway replacement. However, these applications were received within the two days prior to the meeting, so it was agreed that additional review would be needed. Approval of these applications was tabled. However, the Board advised that approval should note that the alleys may soon be replaced.

Matt noted that stone pillars in the Association had been repaired by the Park District. He also noted that there are damaged bricks and depressions in various locations on the brick walkway. There was a brief discussion. It was decided that Matt would inspect the walkway, and request an estimate for only those repairs that are needed, rather than full replacement of the walkway.

REPORT OF THE LANDSCAPE COMMITTEE

Committee Chair Julie Knier presented the Landscape Committee report.

Julie introduced discussion regarding the potential alley repairs. She stated that she had canvassed some of the homeowners, and that some owners were in favor, while others that do not have alleys next to their homes expressed some concern. The community email was briefly discussed, which was sent out to homeowners regarding the possible alley project.

There was a discussion regarding payment methods and possible price relief for the alley improvement project. This discussion included the possibility of obtaining a loan, possible special assessments, phasing of this project over a period longer than one year, the possibility of contracting with a company favored by the Village, and the need to review several bids for competitive pricing. Eric said that he would prefer that reserve balances, once the alley project has been completed, match the current balances as closely as possible.

There was a discussion whether there are effects upon property values following the implementation of a special assessment. Similarly, the effects of increased assessments upon property values were discussed. Eric Patt introduced the possibility that insurance could offer relief, particularly if sewers are found to be damaged during the alley improvement project. Eric also brought up village assistance through the designation of a Special Service Area, by which the Village handles some of the project costs, increasing taxes for the affected area until project costs have been paid back.

Implementing a plan moving forward was then discussed in regard to the alley improvements. The Board agreed that the best approach would be to first have one or more Board members meet with the Village Engineer. Next, the Board would like to hold a workshop in April, inviting a prospective contractor to answer questions. Julie volunteered to contact the Village Engineer and to request bids from contractors. The Board noted that the next meeting is scheduled for May 9, 2016, and that there would be some notification to owners prior to the meeting, specifically related to the proposed alley improvements. It was also agreed that a special meeting may need to be called sometime between May and September, for the purposes decisions related to the alley improvements.

Following the alley improvement discussion, the Board discussed an estimate in the amount of \$2,100.00 for dormant pruning of trees. This estimate was submitted by Architerra. The Board agreed that this service should be completed. No motion was needed, as this was a budgeted expense.

Tim Zurow stated that Ash trees on the property will be due for Emerald Ash Borer treatment in 2016. The Board agreed that this matter will need to be pursued. Matt stated that the concrete mailbox bases are damaged in several areas. Trayton agreed to follow up with a former Board Member, in an attempt to determine possible warranty information on the mailboxes.

REPORT OF THE COMMUNICATIONS COMMITTEE

Committee Chair Trayton Jay presented the report. He stated that he is getting the website organized, and mentioned possible viruses affecting the website. Trayton had a concern with giving information and Association documents to prospective buyers. The Board agreed that prospective buyers should look at the Declaration. There was also a brief discussion regarding non-owners being on the email distribution list. The Board agreed that this should be monitored.

TREASURER'S REPORT

Tim Zurow presented the Treasurer's Report. He provided the month end numbers for February. Balances were as follows:

CAB Account: \$47,622.53
Edward Jones: \$107,385.96
Accounts Receivable: \$1,461.77

Approximately twelve residences were notified that they either had past due balances, or had not updated auto pay to reflect the current assessment amount. Several residences replied. Tim briefly discussed a decrease from of snow removal costs in 2016, in relation to 2015. He mentioned that follow up would be needed with the Association's accounting firm, so that the 2015 year-end audit could be completed.

Tim recommended that approximately 50% of the balance in the Edward Jones accounts be moved to three month CDs. The Board discussed the importance of keeping some of these funds fluid. It was agreed by the Board that a portion of the Edward Jones account balance be placed into three month CDs, which would be handled by Tim Zurow.

OLD BUSINESS

There was no old business to report at this time.

NEW BUSINESS

The Board discussed the Community garage sale. Trayton would send out an email to owners, to determine whether anyone would organize the garage sale. It was agreed that the Board would not take part in the organization of the garage sale.

Expiring Association contracts were discussed. It was determined that the landscape contract would end in November 2016, and that follow up would be needed to ensure that estimates are received. Tim agreed to review the snow removal contract, in order to determine when it expires.

Tim mentioned that Trayton might want to send an email to owners, providing information for the contractor selected by the Association to treat the Ash trees for EAB, in case owners would like to pursue treatment of the trees on their own properties.

Eric requested that the Board table the 2015 budget review until the May 2016 meeting. The Board was in agreement.

HOME OWNER FORUM

No homeowners were present.

ADJOURNMENT

Motion: Upon motion duly made by Julie Knier, seconded by Trayton Jay and unanimously carried, the meeting adjourned at 8:40 P.M.

Meeting Minutes submitted by:
Jim Schaffnit