

## **CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION**

### **SPECIAL MEETING OF THE HOMEOWNERS – JULY 14, 2016**

A special meeting of the homeowners of the Centennial Crossing Homeowners Association was held on July 14, 2016. Eric Patt called the meeting to order at 7:09 p.m. at the Larry Laschen Community Center. The purpose of this meeting was to discuss the proposed alley repaving project.

Roll was called, and it was noted that quorum was achieved. Director, Julie Knier was not present. The following Board members were present.

Eric Patt - President  
Tim Zurow - Treasurer  
Trayton Jay – Director  
Matt Dubin – Director

#### **NEW BUSINESS**

Eric Patt said that the special meeting was called to determine whether a special assessment would be imposed by the Association, and whether the Board will enter into negotiation and execution of a contract to resurface the alleys. He noted that the Board had initially believed that a special assessment of \$1,200.00 per household would be required, but that it is now expected to be \$1,000.00 per household. He noted that the special assessment would be collected from the homeowners in two installments. Eric asked the Board of Directors whether they had any comments.

Trayton Jay stated that he spoke to the contractor, and informally asked whether they have extended payment schedules with their clients. He also noted that the Association's attorney would have significant contact with the chosen contractor. He said that the Board of Directors considered reserve balances, along with projected upcoming projects, when determining the amount of the special assessment.

**Motion:** A motion was made by Trayton Jay that the Association would impose a special assessment of \$191,000.00 for the purpose of resurfacing the asphalt alleys throughout the Association, totaling \$1,000.00 per household, which is to be paid in two equal payments, and which will tentatively be due during the second week of August and the second week of September. The motion was seconded by Matt Dubin, and the floor was opened for discussion. The owner of 192 E. Ranney noted that this matter was vetted at the last meeting, so he had no questions. There was no further discussion by the Board of Directors. Roll call was taken, and the motion passed unanimously.

Trayton noted that owners are expected to be notified of the due dates and payment amounts by the end of July.

The matter of contractor selection for the asphalt project was introduced. Eric noted that Julie Knier was not present, but that the Association has received three serious bids. He asked the other members of the Board of Directors to discuss these bids.

Trayton Jay noted that the Association had five original bids, with the low bid being under \$170,000.00, and the high bid being greater than \$270,000.00. He noted that the discrepancy was discussed with the Village Engineer, who believed the large size of the low bidding company allows them to offer lower prices,

and the Board of Directors was satisfied with the assessment. He also noted that the Village would have an interest in the quality of this project.

Trayton discussed the proposed widening of certain alleys where passage is narrow, in part because drivers have consistently driven off of the road in these areas. This was offered as an option in all bids that were presented. He noted that this would add approximately \$15,000.00 to the selected contract. Trayton said that alternate options have been discussed in detail, including the possibility of adding curbs, plantings and large landscape blocks. Eric noted that the addition of curbs could add approximately \$25,000.00 to the selected contract, but could present additional maintenance and liability. Matt Dubin noted that not all alleys would be widened if this option was approved, and Tim Zurow said that the selected contract would widen these areas to just less than the width of two cars.

Drainage concerns were discussed. The owner of 192 Ranney noted that there is poor grade in some alleys, where ice builds up during the winter. Tim noted that the sewers have raised in some areas, but that the contract will include provisions for call backs if drainage is not correct. The owner of 62 Depot asked why the contractor would not be aware of improper drainage upon project completion. Eric said that freeze and thaw cycles could contribute. The owner of 62 Depot also noted that water has drained into his driveway from the alley. Tim said that driveways will meet the grade of the alley under the bids that have been reviewed, and that sewer rings will be aligned to the proper height under the selected contract.

Eric Patt noted that Rabine Paving submitted the lowest bid, and that they are supported by the Village. He asked whether a motion to allow the Board to enter into negotiations with a contractor would also include language related to alley widening. Trayton said that he was in favor of widening, because other options would include maintenance. He also said that the base of the widened sections would not be connected to the existing adjacent alley base, but that the Village Engineer did not think this will negatively affect the alleys. Tim Zurow said that the cost for removal of the existing terra stones would likely be a similar to the proposed widening. He said that he believes widening to be the best option.

**Motion:** A motion was made by Matt Dubin to allow the Board of Directors to enter into contract negotiations with Rabine Paving for the purpose of resurfacing the alleys, which will also allow negotiation to widen narrow sections, while allowing the Board of Directors to negotiate with another contractor if it is deemed necessary. The motion was seconded by Tim Zurow. There was no further discussion. Roll call was taken, and the motion passed unanimously.

#### **OLD BUSINESS**

There was no old business to discuss at this time.

#### **HOMEOWNER FORUM**

There was brief discussion regarding the email list for the Association. Trayton briefly explained, and noted that owners should contact him in order to be placed on the list.

#### **ADJOURNMENT**

**Motion:** Upon motion made by Trayton Jay, seconded by Matt Dubin and unanimously carried, the meeting adjourned at 7:45 P.M.

Meeting Minutes Submitted by:  
Jim Schaffnit