

CCHOA Board Meeting 11/14/2016
(minutes prepared by Trayton Jay)

Board Members Present:

Eric Patt – President (retiring)
Tim Zurow - Treasurer
Matt Dubin – Secretary (retiring), also serves as Architecture Chair
Julie Knier – board member, also serves as Landscape
Trayton Jay – board member, also serves as Communications Chair

Prior Minutes Approval (Scheduled Board Meeting of Sept 12, 2016)
Unanimous passage with minor edits for correctness. (Now posted on the Centennial Website)

Architectural

354 Donnelly Fence
562 Central Park PL Driveway resurface and widening
Final approval voted unanimously.

Landscape

- 1) \$9870 was spent on Landscape related to remediation from the Alley repaving. The work was done by Architerra and this was within the allotted budget.
- 2) Clarification: there was no expected reclaim from Rabine on the above. They had offered to bid this work, but would complete by an outside contractor. The board believed it better to work with our normal provider to achieve best results at best cost.
- 3) Ongoing issue with the Berm along highway 45. One impacted resident requested more tree work to take down ill trees in the common area that are infecting trees on resident property.
- 4) Above is a sign of other areas with Mature Landscape along the 45 corridor that will need further maintenance. Architerra quoted ~\$20K for specified tree and other work along 45. CCHOA found an alternate source for said work at \$13,000. It seems that the difference relates to the tree work – board does not understand a basis for the difference, and chose the cost advantaged provider.
- 5) New item raised: Dead tree fell 2 weeks ago (west side along 45). The tree has been pushed onto the state property.
- 6) Several board members suggested to use the alternate method of completing various project in several stages in order to spread the cost. This will be done where/when economically advantageous.
- 7) Certain residents affected by the issue along the Rt. 45 corridor attended the meeting. After board discussion the resident requested that the diseased Pine trees to be removed by replaced by Arbor Vitae – similar to some of the plantings along the East side of the subdivision. These were noted to be hearty, and to provide good coverage as they mature. A suggestion was made to install plantings immediately to take advantage of late season price discounts. The board is taking under consideration and will act in accordance with budget allowances. The Treasurer indicated budgetary capability to complete about half the work within the current budget, and that the remainder can be easily rolled into a new budget year.
- 8) \$21,208 was layered into budget for somewhat comprehensive work along Rt. 45 and was approved unanimously by the board.
- 9) Comment: the area toward RT 45 (from the sidewalk) is state property, however given budget conditions, the state generally fails to provide suitable maintenance. Sometimes Vernon Hills

Village will assist to help cover the cost of some work, but other times, Centennial Crossing is left to cover the work from our own budget. The alternative of not take some responsibility might leave certain residents at risk of damage from falling trees and subject Centennial to general aesthetic issues that could adversely impact our collective property values.

- 10) The Snow Removal Contract passed to BOD earlier – a 2 yr contract with small increase of \$250 and holding flat for 2 years. Unanimously approved.

Alley Repaving Project

Engaged a discussion of what to expect regarding improvement of the drainage from the pavement curing process and areas that Rabine will either monitor or has outright agreed to remediate.

Treasurer Report

Report sent out earlier today (11/14/16)

\$229K on account with McGill (includes Alley project funds)

\$128K on account with Edward Jones

\$15,000 in Special Assessment payments remain outstanding

5 residents have paid nothing (2 may be near foreclosure)

1 resident seem resistant, and may require legal action

Another letter will go out to non-compliant parties and then legal collection action starts at 90 days

There is a very significant improvement in compliance in the past month, and CCHOA has no issues to meet the payment schedule to Rabine.

Noting that Interest on past due payments typically starts at 0 days according to the bylaws.

Dec 16 and Jan 16 are the 90 day deadlines on the 2 \$500 special assessment payments.

Suggestion to use certified return receipt postage to legally document delivery.

Financials were accepted unanimously by the board.

2017 Budget

Reviewed changes to the various accounts and spending items.

After discussion, the budget was approved unanimously

Mailbox Repair

4 posts need replacement. The work was given to mailboxes.com for \$384 and has been authorized.

Work to complete before snow approval Tim/Matt.

Communications infrastructure Project

The board gave preliminary approval to investigate project scope and cost to improve the CCHOA electronic infrastructure, including the website, directory, email and other facilities.

Location of meetings

Vernon Hills may vacate the Laschen Center. CCHOA will seek an alternate venue for meetings as needed.

Proposed and interim meeting for January to avoid excessive buildup of board workload.

Other subjects discussed:

The Directory needs significant work – possibly roll into the infrastructure improvement project.

How can we better attract board of director candidates and participation?

Idea for a “Subdivision development plan” – by consultant – Tim has some leads and will pursue

E Patt address on his departure from the board after many years of working with the other good participants. He expressed appreciation for John Johnson on many years of good and productive work over the years. (Eric has been board president since the subdivision board was founded)

Adjournment of the regular meeting.

ANNUAL MEETING CANCELLED

There were no nominated candidates for the board and no quorum of resident voted to elect (20% of residents are required for a legitimate election). The Annual meeting was therefore postponed or possibly cancelled, pending resolution of how to bring the board up to the standard 5 members.

Foreclosure notice – to write off (Jan Meeting)