

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING – September 26, 2017

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on September 26, 2017. Julie Knier called the meeting to order at 7:06 P.M. at The Jay Residence. It was noted a quorum was achieved.

BOARD MEMBERS PRESENT: Julie Knier – President
Tim Zurow – Treasurer
Trayton Jay – Secretary
Joanne Gerlach – Director
Bill Thorsen – Director

APPROVAL OF MEETING MINUTES

Minutes from the June 19, 2017 meeting were reviewed by the Board of Directors. Joanne Gerlach requested a small correction. Tim Zurow moved to approve, seconded by Bill Thorsen and carried unanimously.

PUBLIC COMMENT

None (no residents aside from the board members attended this meeting)

PRESIDENTS REPORT

No new activities.

Julie indicated upcoming departure from Centennial and indicated that she would continue to serve in the interim, or step aside for a new director, as might be needed to continue effective board operation.

SECRETARY/COMMUNICATIONS REPORT

Briefly explained some issues experienced with members either joining the HOA email group or attempting to change addresses. Indicated that 5 residents moved and were added to the HOA email group and the departing members were removed. Indicated the need to work on a major update to the Residents Directory.

TREASURER REPORT

Indicated the level of funds in all CCHOA accounts. Results have been favorable with the light Winter reducing unplanned spending on snow removal and the moderate dues increase initiated last year.

Indicated that no unusual expenses have occurred to adversely impact budget and planning.

Indicated the need to pursue several delinquencies in dues payments. These are mostly small amounts, but CCHOA incurs cost when action to collect these amounts is started, so the \$35 late fee cannot be waived. Treasurer always pursues these payments informally as a first step.

CCHOA has one property in the midst of foreclosure that is grossly overdue. Our legal counsel has indicated to avoid filing a lawsuit due to economics of the legal costs (\$800 cost incurred to do so, and uncertainty of the outcome). Dues become a lien against the property, but the outcome of any recovery by CCHOA depends on the outcome of the foreclosure proceedings.

Tim Zurow indicated willingness to remain on the board or step aside, and to train a successor treasurer in whatever manner the board may select.

ARCHITECTURE REPORT

There were 5 submittals for deck and fence improvements.

2 past fence installations had not yet been painted, and both owners indicated that preparations to compete painting were in progress.

LANDSCAPE REPORT

Reseeding aligned to some tree replacement along Rt. 45 (replacement of dead sound/visual protection) was completed and payment approved prior to the meeting.

A budgetary idea of \$30,000 had been discussed in a prior meeting to address refurbishment of deteriorating monuments, completion of dormant pruning, and replacement of mulch to rejuvenate the common area beds adjacent to interior roadways. In seeking bids and favorable options for this work, Architerra proposed an alternate solution that may reduce overall cost – 1 crew accomplishing all the dormant pruning as a single event, rather than spreading said work over the 3 years. They also proposed several options for refurbishment of the monuments and other landscape elements near the front entrance and along the adjacent area of Ranney.

CCHOA has approximately 50 degrading masonry columns that are approaching end of life and will need to be reconstructed. Regardless of reconstruction, these pillars will again need work at some future point. As alternate, Architerra has proposed to replace the columns with “natural features” in the form of a large boulder or boulder cluster – elements that would have similar initial cost, but that would require no future reconditioning.

The board agreed to installation of a sample of this natural feature approach in an apparent area, and to seek resident feedback on whether it can be a suitable and economically favorable (in the future) alternative to the masonry pillars now approaching end of life.

Cost to demolish several ailing pillars and replace with a sample of the new concept (which is returnable if the HOA cannot accept it) was approved in a not to exceed amount of \$10,000 with a 50% advance deposit as required to acquire the raw materials.

Dormant pruning will occur February/March on all interior common areas shrubbery (does not include along Rt. 45 or White Barn, note that work on the trees has already completed)

These activities may delay replacement of the mulch. The board determined the mulch to be a lower priority, and did not want to strain the budget by doubling up too much investment at one time.

Julie forwarded the motion. Bill approved, Tim gave 2nd, and the measure passed unanimously.

Residents will be advised where they can look to review the new concept, once installation is complete.

OLD BUSINESS

Discussed the condition of the paver roadway at the front entrance. An increasing number of the bricks are becoming damaged – mostly by snow plows. There is also inconsistency (surface undulation and crowning) around the traffic circle. These areas are responsibility of Vernon Hills Village and have been

brought to attention of DPW maintenance staff. To date, DPW has resisted requests for repair of these areas, indicating that the expected useful life has not been reached.

Discussed continuing issues with speeding along Ranney, and trucks not following traffic rules about bypassing the traffic circle. Various discussions have occurred with VHPD staff, but no satisfactory conclusion has been achieved. Another approach to VHPD may be necessary – needs more study about how to succeed.

Joanne briefed the board on progress relating to replacement of lighting along the walkway between Donnelly and Central Park. Activity is underway to coordinate with the village, so all lighting (including the park lighting owned by the village) can remain consistent. LED replacements are expected and will reduce maintenance. Existing foundations will be preserved wherever possible to minimize cost. The project will be ready to proceed to quotation at an upcoming meeting and work would likely be scheduled for mid-late 2018.

Trayton provided documentation of the identified areas of concern that CCHOA wants Rabine to solve. CCHOA has a 2-year agreement in place to complete repairs, and Rabine has indicated that repairs will occur in 2018.

NEW BUSINESS

Discussed the possibility to send letters to all residents as a means to increase awareness of Centennial rules and regulations. There are many new residents, and some seem unfamiliar with expectations in some aspects of their ownership. Also discussed the idea to prepare a “primer” for new residents, to help socialize some of the rules that seem to get violated more frequently.

Discussed the idea of issuing a quarterly or semi-annual update letter for residents, and perhaps including reminders of rules and regs.

No final conclusion was reached on the above items – tabled for future address.

2 residents’ properties were identified as having unfavorable external conditions (such as high weeds or home exterior condition). Tim Zurow indicated that he would make informal contact in effort to resolve.

One mailbox repair was brought by a homeowner – the work was approved and in progress at the time of the meeting. (mailboxes are a common element for which the HOA has responsibility).

It was noted that the village has repaired the Donnelly Park Gazebo and addressed the grass and tree issues reported prior.

ADJOURNMENT

The meeting adjourned at 8:45 moved by Trayton Jay, seconded by Bill Thorsen and carried unanimously. The next meeting was schedule for November 13.