

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING – November 14, 2018

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on November 14, 2018. Cori Smith called the meeting to order at 7:00 P.M. at the Village of Vernon Hills Village Hall, Vernon Hills, IL 60061. It was noted a quorum was achieved.

BOARD MEMBERS PRESENT: Cori Smith – President
Maureen Collier– Treasurer
Bill Thorsen– Director
Trayton Jay-Director
Joanne Gerlach– Director

APPROVAL OF MEETING MINUTES

The minutes to the August 6, 2018 open meeting were reviewed by the Board of Directors

Motion: Upon a motion made by Trayton Jay, seconded by Joanne Gerlach and unanimously carried, the meeting minutes were approved.

The minutes to the October 15th, 2018 open meeting were reviewed by the Board of Directors

Motion: Upon a motion made by Trayton Jay, seconded by Joanne Gerlach and unanimously carried, the meeting minutes were approved.

Public Comments/Open Forum

No homeowners present.

PRESIDENT’S REPORT

Cori Smith presented the President’s Report. She noted that the zip line at the park would be replaced by the Park District, and mentioned that the Park District requested her input on a replacement for the zip line. She declined, and there was a brief discussion regarding the Park District reaching out to residents for their input.

Communication Chair’s Report

Trayton Jay presented the Board with his report. He noted that there was a new directory form on the website, and he asked Board Members to try using the new report in order to provide feedback. He noted that 2 residents joined the website and 1 resident left.

TREASURER’S REPORT

Maureen Collier presented the Treasurer’s Report. She noted the high cost of tree removal was an unplanned expense during 2018. It was noted that the accounts receivable balance was reduced as of 10/31/2018. Account balances were provided, and it was noted that a six-month Edward Jones certificate of deposit was opened on 11/10/2018, yielding a 2.35% interest rate. The reserve study was discussed as it applies to the 2019 budget. Maureen provided a capital expense summary. Upon further discussion, it was agreed that the proposed 2019 budget will be sent to owners, so that it may be formally adopted in December. The budget represents a \$20.00 annual increase per owner, and proposes to contribute \$24,200.00 to fund reserves in 2019.

Architectural Review Committee Report

Bill Thorsen provided the report. He noted that there was only one recent improvement, which had previously been approved. It was a fence at 256 LaSalle.

Landscape Committee Report

Joanne Gerlach presented the report. She provided details on the contract previously approved for snow removal, noting that it begins 11/15/2018 and ends 4/15/2020. Additional details of the contract were briefly discussed. It was stated that there is currently no landscape contract in place. Joanne would begin the process of seeking bids.

Old Business

Trayton stated that warranty work for the asphalt alleys had not yet been done. He will pursue an extension of the warranty work for completion in 2019, since the contractor did not complete the repairs.

New Business

No new business to report.

Calendar next meeting

12/19/2018 for formal budget adoption.

ADJOURNMENT

Motion: Upon motion duly made by Trayton, seconded by Cori and unanimously carried, the meeting adjourned at 7:55 P.M.

Respectably Submitted,
Jim Schaffnit
McGill Management