

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING –August 27, 2019

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on August 27, 2019. Cori Smith called the meeting to order at 7:00 p.m. at Village Hall 290 Evergreen, Vernon Hills, IL 60061. It was noted a quorum was achieved.

BOARD MEMBERS PRESENT: Cori Smith – President
Maureen Collier– Treasurer
Trayton Jay-Director
Joanne Gerlach– Director
Bill Thorsen– Director
Brad Dister-Community Association Manager-McGill Management

APPROVAL MEETING MINUTES

The minutes to the July 8, 2019 were reviewed by the Board of Directors. **Motion:** Upon motion duly made by Maureen, seconded by Cori to approve the minutes of the July 8, 2019 as submitted. All are in favor; the motion carried.

Public Comments/Open Forum

No comments or concerns from the homeowners' present.

PRESIDENT'S REPORT

Cori Smith presented her report to the members. No major comments or concerns to be addressed. Cori has informed the Board that she has sold her home.

Communication Chair's Report

Trayton presented the Board with his report. Discussion about following items were had.

1. Membership: One new homeowner (added) and one retiring (removed)
2. Website activity: 68-page views/week and 34 unique visitors/week
3. HOA Directory: 32 cumulative entries (a significant increase). These direct to Corey.
4. Newsletter: Posted on website and emailed to group on 8/3
5. Ranney Alley Sewer drainage issue - addressed (simple blockage that the village cleared)
6. Alley Resurfacing Warranty Work
 - a. Rabine acknowledged Centennial's claim for warranty rework needing to be completed.
 - b. We had confusion during August related to digital virus attacks at Rabine
 - c. Continuing efforts to acquire a proposal from Rabine that defines warranty specifics

Motion: *Upon a motion duly made by Cori Smith, seconded by Maureen Collier to approve the Secretary/Communications report. All are in favor. Motion carried.*

TREASURER'S REPORT

Treasurer's Report as of July 31, 2019

Significant Expense: Snow Removal Overages \$3,600 over annual 2019 budget for extra. Multiple Jan-Apr snow events. The operating account, at Community Association Bank has a balance of \$73,145.81. Money market account at Edward Jones has a balance of \$204,157.48.

The Accounts Receivable balance is \$1,517.13

Edward Jones HOA Reserve MM vs CD balances and maturity dates as of 08/27/2019:

Cash & Money Market: \$39,059.14 Bonds & CDs: \$165,195.95

Balance Sheet clean up:

The capital reserve account balance sheet does not accurately reflect our anticipated capital reserve needs. I will work with McGill to clean up the balance sheet to reflect our upcoming capital needs for the 2020 Budget

Budget: Maureen would like any 2020 budget items to me by September 20th, so I can put a prelim budget together.

Any contracts we have will be reflected. If no contract available, a reasonable percentage bump will be budgeted for recurring maintenance.

Motion: *Upon a motion duly made by Trayton, seconded by Cori, and unanimously carried, the Financial Report was approved as submitted.*

Architectural Review Committee Report

Bill Thorsen presented four architectural application and requests to be ratified and/or approved.

Motion: *Upon a motion duly made by Cori Smith and seconded Joanne Gerlach to approve the four applications as presented. All in favor; motion carried.*

Landscape Committee Report

Joanne discussed the completed and ongoing landscape projects. Discussion about the upcoming landscaping projects. The topic of budgeting the landscaping projects were had to ensure they are completed. **Motion:** *Upon a motion duly made by Cori Smith, seconded by Trayton Jay to approve the landscaping report. All are in favor. Motion carried.*

Old Business

No Old Business

New Business

Gazebo Repair: The Board received a proposal to repair the gazebo in the amount of \$3,150. This is under the estimated amount. **Motion:** *Upon a motion duly made by Cori Smith and seconded Trayton Jay to approve the repairs for gazebo. All in favor; motion carried. Bill notify vendor and contact McGill for a check.*

ADJOURNMENT

Motion: *Upon motion duly made by Joanne Gerlach, seconded by Cori Smith and unanimously carried, the meeting adjourned at 8:10p.m.*

Respectably Submitted,
Brad Dister, CMCA
McGill Management.