

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING – January 28, 2020

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on January 28, 2020. Ryan LaLonde 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: Ryan LaLonde – 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 November 13, 2019 were reviewed by the Board of Directors. **Motion:** Upon a motion duly made by Maureen, seconded by Joanne to approve the minutes of the November 13, 2019 as submitted. All are in favor; the motion carried.

Public Comments/Open Forum

One owner present. The Board discussed and answered various questions the owner presented. Board will review all recommendations and act on the ones they can.

PRESIDENT’S REPORT

Ryan presented his report to the members. No major comments or concerns to be addressed.

Committee Reports

A. Architectural Approvals: Bill presented one application for approval. **Motion:** Upon a motion duly made by Maureen, seconded by Trayton to approve the application for the installation of solar panels at 349 Marseilles. All are in favor; motion is carried.

B. Landscape Committee Report: Joanne commented on the projects she is looking into for the spring. **Motion:** Upon a motion duly made by Bill, seconded by Ryan to approve the spending of \$2300 to Total Tree Care for pruning. All are in favor; motion is carried.

C. Communications Report: Trayton did not have a report at this time.

TREASURER’S REPORT

Maureen reported on the financials ending December 31, 2019.

- Significant Expense: Snow Removal Overages \$8,928 over annual 2019 budget for extra. Multiple Jan-Apr and Oct/Nov snow events. October and Early November Snow removal and salt occurred before our contract’s start date of 11/15, so we were charged overage rates.
 - Landscaping: Funds not needed for misc. improvements were redirected for landscaping improvements that were in the most need.
 - As of December 31, the operating account, at Community Association Bank has a balance of \$58,209.04. As of December 31, 2019, the money market account at Edward Jones has a balance of \$214,375.00
 - The Accounts Receivable as of 12/31/2019 is \$917.99.
- Edward Jones HOA Reserve MM vs CD balances and maturity dates as of 1/28/2020.

Cash & Money Market: \$47,336, Bonds & CDs: \$165,152

Past Due HOA Member Accounts:

The previously delinquent account for HOA provided landscape maintenance is now up to date. We have one homeowner that is two payments behind on their quarterly assessments and legal notice has been given. **Motion:** *Upon a motion duly made by Trayton, seconded by Bill, and unanimously carried, the Financial Report was approved as submitted.*

Old Business

No Old Business

New Business

- A. **Solar Panels:** Committee Chair suggested there may have to be to Rule change made if more solar panel requests are made. Only to maintain more control, more details added to the application process.
- B. **Sealcoating:** Touch ups for the sealcoating need to be made. Bill will call in the spring.
- C. **Mailbox Repairs:** The Board is looking into mailbox repairs and their costs. Joanne and Ryan are investigating replacement or repair costs.

ADJOURNMENT

Motion: Upon motion duly made by Joanne Gerlach, seconded by Ryan LaLonde unanimously carried, the meeting adjourned at 8:30p.m.

Respectably Submitted,
Brad Dister, CMCA
McGill Management.