

**CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING –May 6, 2019**

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on May 6, 2019. Cori Smith called the meeting to order at 7:05 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 March 20, 2019 were reviewed by the Board of Directors. **Motion:** Upon motion duly made by Maureen, seconded by Cori to approve the minutes of the March 20, 2019 as submitted. All are in favor; the motion carried.

**Public Comments/Open Forum**

No comments or concern from the homeowners' present.

**PRESIDENT'S REPORT**

Cori Smith presented her report to the members. No major comments or concerns to be addressed.

**Communication Chair's Report**

Trayton presented the Board with his report. Three new members, no issues or comments with the website. Request to add contact information of the Board member roles on the website. Directory to be added. The ability to add email blasts for the Association was discussed. A reminder about the driving in the alleys is to be posted on the website.

**TREASURER'S REPORT**

Maureen presented the Treasurer's Report. As of March 31, 2019  
Significant Expense: Snow Removal Overages \$3,600 over annual 2019 budget for extra. Multiple Jan/Feb/Mar snow events. As of March 31, the operating account, at Community Association Banc has a balance of \$68,463.84. As of 3/20/2019 the money market account at Edward Jones has a balance of \$189,747.11. The Accounts Receivable as of 02/28/2019 is \$636.64.

**Capital Reserve planning**

Reserve contributions have been increased to prepare for anticipated upcoming capital needs. The first recommended capital projects per the report are "signage" which includes the monuments, paver replacement and pond retaining wall phases. As we reserve money, I recommend that we begin planning and preparing for these projects over the next two years.

**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. **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 the architectural application and requests to be ratified or approved as follows.

300 Ranney	Stuard	Window replacement	Approved
601 Ontario	Thorsen	AC Condenser	Approved
119 Depot St	Cutler	Fence Replacement	Approved
390 Ranney	Sethna	Fence Replacement	Approved
72 Depot	Hangebrauck	New Fence Installation	Pending

**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. The pond needs attention with the condition of the surrounding areas and walls. Davey Tree presented a proposal for tree care applications to be made four times a year. **Motion:** *Upon a motion duly made by Cori Smith, seconded by Trayton Jay to approve the Davey Tree Care Proposal as submitted. All are in favor. Motion carried.*

**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**

No new business

#### **ADJOURNMENT**

**Motion:** Upon motion duly made by Joanne Gerlach, seconded by Cori Smith and unanimously carried, the meeting adjourned at 8:18p.m.

Respectably Submitted,  
Brad Dister, CMCA  
McGill Management.