

**Centennial Crossing Homeowners Association  
Board of Directors Meeting, June 21, 2021**

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on June 21, 2021. Margaret Rausa called the meeting to order at 7:02pm at the Vernon Hills Village Hall. It was noted a quorum was achieved.

**Board Members Present:** Margaret Rausa – President  
Jennifer Sobacki – Secretary  
Bill Thorsen – Director  
Chris Heier – Director  
Maureen Collier – Treasurer

**Approval Meeting Minutes:**

Approval of meeting minutes from the March 02, 2021. **Motion:** Upon a motion duly made by Maureen, seconded by Bill to approve the meeting minutes as presented. All are in favor; motion carried.

**Public Comments/Open Forum**

No major comments or concerns to be addressed. One owner present and he didn't have any questions or comments for the Board.

**President's Report:**

Maggie presented the president's report. She discussed starting the process of the revising the Rules and Regulations. Maggie also explained the renewal of the insurance. **Motion:** Upon a motion duly made by Jennifer and seconded by Maggie to renew the insurance policy for the Association. All in favor motion carried.

**Committee Reports:**

- A. Communications Report:** Jennifer presented the communications report. There were many positive comments about the last newsletter. Jennifer is monitoring the community's web site and updating. Will look into an owner directory.
- B. Architectural Approvals:** Bill presented eight applications for approval. **Motion:** Upon a motion duly made by Bill, seconded by Jennifer to approve the applications as submitted. All in favor; motion carried.

Applications for Improvement since last meeting for formal vote.

Address	Improvement	BOD Action
82 Depot Street	Driveway widening	Approve
371 Ranney	Driveway border	Approve
527 Superior	Front porch and walk (pavers)	Approve
371 Ranney	Fence replacement	Approve
218 LaSalle	Patio replacement (back)	Approve

82 Depot Street	Window replace (black frames)	Approve
299 Huron	Fence Replacement	Approve
575 Central Park	Patio replacement (back)	Approve

- C. Landscape Committee Report:** Chris discussed the season's plans which includes; tree pruning, lighting, turf and plantings. Chris and the Board members discussed cleanup of the pond.

### **Treasurers Report:**

Maureen reported on the financials ending 04/31/2021

- As of 04/30/21, the operating account, at Community Association Banc had a balance of \$42,023.01 and the money market account at Edward Jones had a balance of \$200,317.56.
- The Accounts Receivable as of 04/30/21 was \$3,067.47

Past Due HOA Homeowner Accounts:

There are three homeowners with significant past due assessments, late fees and legal fees. McGill on status of these past due accounts and any legal action taken.

Significant Expense overages 2021:

Printing and Postage is over budget \$934.02 YTD due to our printed 2021 resident newsletter. The snow extras account is over budget \$7,686.32 YTD due to the snow removal required in spring 2021 for alley safety. There is more available for early winter 2021, weather dependent.

### **Old Business:**

None

### **New Business:**

**A. Updating the Rules and Regulations:** Brad answered the Board's questions on the procedure to update the rules and regulations.

### **Adjournment**

**Motion:** Upon motion duly made by Maureen Collier, seconded by Bill Thorsen unanimously carried, the meeting adjourned at 8:22pm.

Next Board Meeting is scheduled for September, 2021

Respectably Submitted,  
Brad Dister, CMCA  
McGill Management.