

**Centennial Crossing Homeowners Association
Board of Directors Meeting
September 28, 2021
Village of Vernon Hills, IL
290 Evergreen Drive
Vernon Hills, IL 60061**

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on September 28, 2021. Maggie Rausa called the meeting to order at 7:00pm at the Vernon Hills Village Hall. It was noted a quorum was achieved.

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

Approval Meeting Minutes:

Approval of meeting minutes from the June 5, 2021. **Motion:** Upon a motion duly made by Bill Thorsen, seconded by Jennifer Sobacki to approve the meeting minutes as presented. All are in favor; motion carried.

Public Comments/Open Forum

Some concerns expressed during homeowner forum were as follows: houses being the same color in a row and upkeep or residential areas to the standards of Centennial Crossings Homeowners Association.

President’s Report:

Maggie Rausa presented the president’s report. She reported two open positions on the board of directors and candidate forms were sent out to the membership and are due back by October 3, 2021. She also discussed the Rules and Regulations update workshop and that this task will be completed by year end 2021.

Committee Reports:

- A. Communications Report:** Jennifer Sobacki presented the communications report. The website is back up and running and candidate forms were sent out to the membership and are due back October 3, 2021 so that notice and proxies can be sent out, proxies can be emailed or dropped into Jennifer’s mailbox by a specific date for tallying, this will be on the cover letter.

- B. **Architectural Approvals:** Bill Thorsen presented nine applications for approval. **Motion:** Upon a motion duly made by Bill Thorsen, seconded by Maggie Rausa to approve the applications as submitted. All in favor; motion carried.

Applications for Improvement since last meeting for formal vote.

Address	Improvement	BOD Action
379 Ranney	Install pergola	Approve
575 Central Park	Driveway replacement (colored)	Approve
82 Depot Street	Fence Replacement	Approve
358 Donnelley	Fence Installation	Approve
291 LaSalle	Paver patio	Approve
264 LaSalle	Paver patio	Approve
288 Marseilles	Patio and Driveway replacement	Approve
309 Huron	Fence	Approve
319 Huron	Fence	Approve

- C. **Landscape Committee Report:** Chris Heier discussed the season’s plans which includes but were not limited to; Integrated Lakes Management estimate for pond dredging for 2023, treating of the Ash trees that is coming to an end in November 2021, woodchips that were added they were free and the board will be asking for more volunteer help for the next distribution, 12 plants were planted along the path and were donated by ILT Vignocchi, the stone columns that are crumbling and in disrepair, the board is going to review options on how to proceed with this project.

Treasurers Report:

Maureen Collier reported on the financials ending 07/31/2021

- As of 07/31/21, the operating account, at Community Association Banc had a balance of \$42,025.66 and the money market account at Edward Jones had a balance of \$207,822.48.
- The Accounts Receivable as of 07/31/21 was \$4,413.69

Past Due HOA Homeowner Accounts:

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

Significant Expense overages 2021:

Landscaping is overbudget YTD \$6,655.00. 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.

- 2022 proposed budget Motion: Upon a motion duly made by Maggie Rausa, seconded by Chris Heier to approve the 2022 proposed budget for mailing to the membership for review. All in favor; motion carried.

Old Business:

None

New Business:

None

Adjournment

Motion: Upon motion duly made by Bill Thorsen, seconded by Maureen Collier unanimously carried, the meeting adjourned at 8:11pm.

Next Board Meeting is scheduled for November 17, 2021 7:00pm

Respectably Submitted,
Laura Martyniuk, CMCA® AMS®
McGill Management.