

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – NOVEMBER 10, 2014

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on November 10, 2014. Eric Patt called the meeting to order at 7:37 p.m. at the Larry Laschen Community Center. It was noted a quorum was achieved.

BOARD MEMBERS PRESENT: Eric Patt – President
John Johnsen – Treasurer
Allan Woodrow – Director
Matt Dubin – Director
Tim Zurow – Director

APPROVAL OF SEPTEMBER 15, 2014, MEETING MINUTES

The minutes to the September 15, 2014, open meeting were reviewed by the Board of Directors.

Motion: Upon motion duly made by John Johnsen, seconded by Allan Woodrow, the minutes of the September 15, 2014, meeting were approved as submitted. All are in favor; the motion carried.

PRESIDENT’S REPORT

Eric Patt provided a brief President’s Report which included information from the architectural review committee, landscape/snow committee and communications.

REPORT OF THE LANDSCAPE COMMITTEE

Tim Zurow advised that some trees had been removed around the community due to decline in the trees’ health. An invoice would be coming shortly. Tim advised that at the last meeting, four bids had been received and reviewed by the Board for landscape and snow removal services. The Board unanimously agreed to sign a contract with Architera for landscape and snow removal services effective November 14, 2014, for a period of two years.

REPORT OF THE COMMUNICATIONS COMMITTEE

Allan Woodrow notes that the Board has been holding quarterly meetings at the Larry Laschen Community Center and was initially promised that because the Association is not-for-profit, there would be no charge from the Park District to hold these meetings. The Board recently discovered that in 2015, the Park District intends to charge for room use. The Board expressed their significant displeasure in this policy change. The Board will now be holding meetings on a rotation between Board Members’ homes. The Annual and Budget Meetings will still be held in a larger facility to accommodate for more attendees.

REPORT OF THE ARCHITECTURAL REVIEW COMMITTEE

Matt Dubin advised that two architectural applications were received from homeowners.

- 394 E. Ranney: Driveway Replacement – This application was originally declined because the footprint was too close to the easement. The homeowners revised the application to indicate the original footprint of the driveway to be in compliance.
- 368 E. LaSalle: Full Driveway Replacement and Extension – This application is in full compliance with all requirements.

Motion: Upon motion duly made by John Johnsen, seconded by Tim Zurow, the two architectural applications were approved as submitted. All are in favor; the motion carried.

TREASURER'S REPORT

John Johnsen presented the Treasurer's Report. Mr. Johnsen advised that the Association was trending as it should be; however, the Association is \$24,000 over budget and still has winter bills that will be coming later in the year. The Association is up \$10,000.00 from last month. Eric Patt advised that the Association maintains the alleys and this requires the reserves to stay properly funded.

As of the **October 31, 2014**, financials, the following balances were reported:

- **Operating Account:** \$32,242.06
- **Total Reserves:** \$72,474.12
- **Total Current Assets:** \$104,716.18

Motion: Upon motion duly made by Allan Woodrow, seconded by Matt Dubin, and unanimously carried, the Financial Report was approved as submitted.

2015 BUDGET

The 2015 budget had been discussed in great detail over that past meetings. John Johnsen provided an overview of the budget to the Board and homeowners in attendance. The budget reflects no increase in assessments; the assessment would remain at \$145/quarter. John advised that due to savings with new landscape/snow removal vendor, the multi-year projection shows the Association will be able to more adequately fund the reserves. Allan Woodrow advised that information regarding this approved budget will be included in the next quarterly newsletter.

Motion: Upon motion duly made by Allan Woodrow, seconded by Tim Zurow, the 2015 budget was approved as submitted. Also in favor: John Johnsen, Eric Patt and Matt Dubin; the motion carried.

OLD BUSINESS

Community Lights: John Johnsen advised that as promised, he replaced all the bulbs in the community, and at a large savings, thanks to Tim Zurow finding a more inexpensive website to purchase from. All sensors were checked and are working properly. The bulbs are expected to work for 5-8 years.

NEW BUSINESS

There was no new business to report at this time.

ACKNOWLEDGEMENT OF JOHN JOHNSEN'S SERVICE

Eric Patt acknowledged that this is John Johnsen's last Board Meeting. He has been an invaluable member of the community and of the Board. He has helped tremendously with the communications, landscaping, architectural, finance and assessments. He has been firm when the Board has needed a

spokesperson. He truly cares about the community. Eric continues to say that it has been an honor and a privilege to serve with John and he will truly be missed. John has left very large shoes to fill. Eric explained his heartfelt gratitude for all he has done. Matt Dubin goes on to say that being on the Board is a thankless job. John's work has been truly, very impressive and he has represented the community very well.

HOME OWNER FORUM

Homeowners were in attendance and thanked the Board for their services.

ADJOURNMENT

Motion: Upon motion duly made by John Johnsen, seconded by Matt Dubin and unanimously carried, the meeting adjourned at 8:05 p.m.