

**Centennial Crossing Homeowners Association
Board of Directors Meeting
November 17, 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 November 17, 2021. Maggie 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 “Maggie” Rausa – President
Maureen Collier – Treasurer
Jennifer Sobacki – Secretary
Bill Thorsen– Director
Chris Heier – Director

Approval Meeting Minutes:

Approval of meeting minutes from the September 28, 2021. **Motion:** Upon a motion duly made by Jennifer Sobacki, seconded by Maggie Rausa 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: An owner questioned if the holiday parade would be held again this year.

President’s Report:

Maggie Rausa presented the president’s report. The Rules and Regulations update workshop and that this task will be completed by year end 2021. She also wanted to thank all the board members for the volunteer work and time that they have all put in during 2021.

Committee Reports:

- A. **Communications Report:** Jennifer Sobacki presented the communications report. The Google Group is active. Jennifer also reported that the proxies were a success as they were emailed and will be looking into online voting in the future.

- B. **Architectural Approvals:** Bill Thorsen presented zero applications for approval.

- C. **Landscape Committee Report:** Chris Heier reported that the path lights have been repaired.

Treasurers Report:

Maureen Collier reported on the financials ending 10/31/2021

- As of 10/31/21, the operating account, at Community Association Banc had a balance of \$47,500.72 and the money market account at Edward Jones had a balance of \$215,327.87.
- The Accounts Receivable as of 10/31/21 was \$4,618.21

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 \$10,231.00. Pond Maintenance is over budget by \$2,012.00

Printing and Postage is over budget \$934.02 YTD due to our printed 2021 resident newsletter.

- 2022 proposed budget Motion: Upon a motion duly made by Maggie Rausa, seconded by Chris Heier to approve and adopt the 2022 budget as stated. 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 7:47pm.

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