

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING – NOVEMBER 9, 2015

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on November 9, 2015. Eric Patt called the meeting to order at 7:30 p.m. at the Larry Laschen Community Center. It was noted a quorum was achieved.

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

All Board Members were present.

APPROVAL OF MEETING MINUTES

The meeting minutes from the October 6, 2015 meeting were reviewed by the Board of Directors.

Motion: Upon a motion made by Matt Dubin, seconded by John Keister and carried, the minutes of the October 6, 2015 Board of Director’s Meeting were approved. Eric Patt abstained from voting, as he was not present during the October meeting.

PRESIDENT’S REPORT

Eric Patt provided a brief President’s Report noting items that would be addressed in greater detail during the Landscape and Communications Committees’ reports.

REPORT OF THE ARCHITECTURAL REVIEW COMMITTEE

Matt Dubin presented the report of the Architectural Review Committee.

Matt noted that the repairs of the stone columns near the intersection of Ranney and Superior are in progress. He added that the Park District had marked the stone columns to be repaired with a red “X”.

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

- 394 Ranney Avenue: Repair and replacement of side and rear fence – Approval date: 11/7/2015
- 208 E. LaSalle Street: Replacement of the front walkway with pavers – Approval date: 10/14/2015

REPORT OF THE LANDSCAPE COMMITTEE

Committee Chair John Keister presented the Landscape Committee report.

John first noted that he was happy with the work that Architerra did when applying cold patches to the asphalt in the alleys. Additionally, two Maple trees were discussed along Route 45. The Board discussed whether the trees belong to the Association or IDOT, but it was not determined. Regardless, Eric felt that the Village should request removal by IDOT, given the fact that deterioration coincided with roadwork.

Finally, John brought up lighting along the brick pathways, and noted that he hopes the Board considers maintenance of the lights moving forward.

REPORT OF THE COMMUNICATIONS COMMITTEE

Committee Chair Allan Woodrow had no report to present. He did note that he had compiled several pages of instruction for the next Committee Chair, and that he would provide those documents to the incoming Chair.

TREASURER'S REPORT

Tim Zurow presented the Treasurer's Report. Month end numbers were not provided, as the October financials were still being compiled, and the prior month balances had been reviewed and presented at the October meeting.

The proposed 2016 Annual budget was presented by Tim Zurow. The 2016 proposed budget includes a quarterly increase of \$10.00 per home. The following discussion occurred:

1. Budgeted increases for snow removal, budgeted increases for mailing costs, a reduction in the budget for salting as a result of changes in the contract, and no change in the budgeted amount for Management services resulting from no change in the contract.
2. Reserve contributions were discussed. This included the challenge of calculating reserve contributions in the absence of engineer guidance on the useful life of Association elements.
3. Communication with owners regarding budget increases was discussed. It was noted that owners were informed of the proposed increase.
4. Asphalt repairs were discussed in correlation with the budget, including the possibility that alternative funding may be needed in 2016 for the repair of asphalt alleys.
5. There was consideration whether alternative funding should be used to complete multiple capital projects during the same year.

Motion: With no further discussion, and following a roll call, upon a motion made by Allan Woodrow, seconded and unanimously carried, the 2016 proposed budget was adopted as presented. It includes a quarterly assessment increase of \$10.00 per household.

OLD BUSINESS

There was no old business to report at this time. It was determined that asphalt repairs had been discussed during the budget discussion.

NEW BUSINESS

On behalf of the Board of Directors, Eric Patt thanked Allan Woodrow and John Keister for their service on the Board of Directors, noting that Allan had served on the Board of Directors for ten years. John mentioned that he hopes to remain involved in the project for asphalt repairs, despite not remaining on the Board of Directors.

HOME OWNER FORUM

Owners present included Jay Trayton of 526 S. Central Park Place, Maggie Rausa of 589 Ontario and Julie Knier of 378 Marseilles Street. There was a brief discussion regarding Board Member quorum requirements. Eric Patt noted that there was greater homeowner participation shortly after the homes

were built. Maggie Rausa noted that the Association has many new owners, and that this might be an opportunity to increase owner participation. Finally, there was some discussion regarding the brick pathway lights.

ADJOURNMENT

Motion: Upon motion duly made by Allan Woodrow, seconded by John Keister and unanimously carried, the meeting adjourned at 8:14 P.M. The Annual Homeowners Meeting and Election followed this adjournment.

Meeting Minutes submitted by:
Jim Schaffnit