

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING – MAY 11, 2015

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on May 11, 2015. Eric Patt called the meeting to order at 7:35 p.m. at the Larry Laschen Community Center. It was noted a quorum was achieved.

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

Director John Keister was not present.

APPROVAL OF MEETING MINUTES

At the Board of Directors Meeting on February 9, 2015, approval of the November 10, 2014 meeting minutes was tabled for review and approval at this meeting.

Motion: Upon a motion duly made by Matt Dubin, seconded by Allan Woodrow and unanimously carried, the minutes of the November 10, 2014 Board of Directors Meeting were approved.

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There was a brief discussion regarding the posting of meeting minutes on the Association website, specifically regarding the privacy of doing. Password protection was discussed as a requirement when viewing the meeting minutes.

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 LANDSCAPE COMMITTEE

Committee Chair John Keister was not present, so Allan Woodrow presented the Landscape Committee report on his behalf. Allan stated that Architerra had finished the first turf application, and would soon begin the second application. Allan stated that the Village of Vernon Hills has begun to remove Ash trees from various locations in the Association.

Allan stated that John Keister is interested in researching sustainable landscape concepts, and the Board determined that further discussion would be held until a time at which John can present. Allan also stated that John will soon meet with three asphalt companies: Kaplan, Wallace Paving and Wharton. The purpose of these meetings is to begin the process of driveway alley seal coating and maintenance. Eric Patt stressed the importance of beginning this maintenance in 2015. Finally, Allan noted John's concern with the effect that twice weekly garbage pickups could have on the alleys.

There was a brief discussion regarding damage to grass at street corners as a result of vehicle traffic, and deterioration of the Ranney and LaSalle brick walkways. It was noted that the Board would request that John Keister research remedies for these issues.

REPORT OF THE COMMUNICATIONS COMMITTEE

Committee Chair Allan Woodrow presented the Communications report. He noted that the Community garage sale would soon begin, and that 19 residences had signed up. He noted that this is the eighth year of the garage sale. Allan stated that he is looking into a new method for the completion of architectural change applications, which would allow a more automated process when homeowners complete these applications on the website. However, he stated that the website does not currently have this capability. Finally, Allan stated that new email addresses have been created for the Landscape, Architectural and Communications Committees. Matt Dubin suggested that these email addresses be provided to homeowners in upcoming newsletters.

REPORT OF THE ARCHITECTURAL REVIEW COMMITTEE

Matt Dubin first discussed concern regarding the deteriorated retaining wall and stone columns near the corner of Superior and Ranney, and included notes regarding John Keister's communication with the Village. It was noted that repairs were made to the retaining wall on May 4, 2015. It was also noted that the Superintendent for the Park District had responded to John's request for maintenance on the stone columns, stating that the stone columns were not the responsibility of the Park District. Following discussion, it was determined that Matt Dubin would compose a letter to Mayor Byrne, on which the Park District would be copied. The letter would stress the danger of the damaged stone columns, requesting that the Village take action. Following Board review, the letter will be sent.

It was also noted that Matt Dubin would make a list of those homeowner installed fences that will need maintenance, and those owners would be notified.

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

- 378 E. Marseilles: Replacing wood fence – This application was noted to be in full compliance with all requirements.
- 372 E. LaSalle Street: Replacing the asphalt driveway – This application was noted to be in full compliance with all requirements.
- 198 E. LaSalle: Replacement of the wood fence with a vinyl fence – This application was noted to be in full compliance with all requirements.

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

TREASURER'S REPORT

Tim Zurow presented the Treasurer's Report. He first noted and informed the Board that, moving forward, Kim Merrigan would be the account representative from McGill Management. It was noted that year to date expenditures have been lower than expected, due in part to a decrease in snow related costs, relative to recent years. The delinquency policy was reviewed, but no potential changes to the policy were discussed. Tim informed the Board that information regarding Certificates of Deposit would be detailed at a later date. He went on to provide the account balances as detailed below.

As of the **January 31, 2015** financials, the following balances were reported:

- **Operating Account:** \$35,052.00

- **Total Reserves:** \$83,846.00
- **Total Current Assets:** \$118,898.00

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

OLD BUSINESS

There was no old business to report at this time.

NEW BUSINESS

There was no new business to report at this time.

HOME OWNER FORUM

No Homeowners were present.

ADJOURNMENT

Motion: Upon motion duly made by Allan Woodrow, seconded by Tim Zurow and unanimously carried, the meeting adjourned at 8:04 P.M.