

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING – June 19, 2017

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on June 19, 2017. Julie Knier called the meeting to order at 7:06 P.M. at the Larry Laschen Community Center. It was noted a quorum was achieved.

BOARD MEMBERS PRESENT: Julie Knier - President
Tim Zurow - Treasurer
Trayton Jay – Secretary
Joanne Gerlach - Director
Bill Thoresen – Director

APPROVAL OF MEETING MINUTES

The meeting minutes from the April 3, 2017 meeting were reviewed by the Board of Directors.

Motion: Upon a motion made by Tim Zurow, seconded by Bill Thoresen and carried, the minutes of the April 3, 2017 Board of Director’s Meeting were approved.

HOME OWNER FORUM

Ed Maslov of 490 S. Superior was present. He introduced landscape concerns and street safety concerns. Julie suggested that it could be beneficial for the Police Department or Village to attend a meeting to discuss some of these concerns, and that it would be beneficial for owners to attend village meetings.

PRESIDENT’S REPORT

Julie Knier provided the President’s Report, noting that all items would be covered by the agenda.

TREASURER’S REPORT

Tim Zurow presented the Treasurer’s Report. He noted that there had not been any significant unplanned expenses to date. He noted that operating assets were approximately \$60,000.00 as of the most recently received financials. Reserve assets were noted to be approximately \$148,000.00 as of the most recently received financials.

He provided a brief analysis of the 2016 actuals. He noted that the base budget was close to the actual income and expenditures. He noted that the special assessment assets had mostly been spent, and that the remaining assets were in reserve. He noted that the mild winter and the fact that mulch was not installed helped keep expenditures down.

Tim noted that delinquencies have steadily increased while he has been on the board, and that delinquency letters had recently been sent by McGill Management. He noted that most owners had now paid the special assessment.

Tim noted that \$2,353.00 had been spent on landscape extras so far in 2017, with a total budget of \$20,000.00 for the year.

Motion: Upon a motion made by Trayton Jay, seconded by Bill Thoresen and unanimously carried by vote, the financial report was approved.

REPORT OF THE ARCHITECTURAL REVIEW COMMITTEE

Bill Thoresen presented the report of the Architectural Review Committee. Bill advised that nine architectural applications had been reviewed and approved by the board during the period since the previous meeting. There was discussion regarding policy related to fences that were installed, but were not painted, and Bill noted that there were two fences not painted properly. There was a discussion of the rules, and Julie noted that further discussion would be held under Old Business. The following summarizes the applications that were received:

610 Ontario- Fence
264 LaSalle- Fence
291 LaSalle- Fence
291 LaSalle- Driveway
368 LaSalle- Front Door
386 Marseilles- Fence
569 Central Park- Fence
587 Central Park- Fence
593 Central Park- Fence

Motion: Upon a motion made by Tim Zurow, seconded by Joanne Gerlach and unanimously carried, the approval of the nine architectural applications was ratified.

REPORT OF THE LANDSCAPE COMMITTEE

Committee Chair Joanne presented the Landscape Committee report.

There was a brief discussion related to contracts approved at the previous meeting. Joanne updated IDOT removal of 25 trees along Route 45. Joanne noted that she would continue to ask IDOT and Architerra to remove some of the larger branches from the area. There was also discussion regarding the holes caused by fallen trees. Joanne noted that the gazebos maintained by the association will soon need staining. There was discussion of landscape maintenance on the adjacent properties that are maintained by the Village, and Julie suggested that owners should attend village meetings.

Joanne discussed an inventory of dead trees and provided a map. She noted approximately 18 trees appear to need removal, but that not all will need replacement. There was no action taken for tree removal, and it was tabled.

There was discussion of the pathway lighting. It was determined that Joanne would work towards obtaining estimates for light repairs, so that it could be included on the next agenda. Tim noted that light replacements may be a 2018 capital expense, and noted seal coating as another 2018 expense.

Three estimates were reviewed for the installation of mulch. Estimates were submitted by Country Bumpkin, HA Landscaping and Architerra. The estimate from Architerra included additional services, including dormant pruning, mulching and stone pillar repairs. The estimate was broken down into 3 zones to be done in phases. Discussion of the Architerra estimate resulted in requests that clarification be provided on the dormant pruning section of the estimate, along with clarification of the repairs to the stone pillars.

Motion: Upon a motion made by Trayton Jay, seconded by Joanne Gerlach and unanimously carried, the landscape rejuvenation estimate provided by Architerra was approved pending clarification of the items mentioned above, allowing for zone 1 to be completed, along with any additional areas that could be included to allow the landscape improvements to total approximately \$10,000.00 in 2017.

Old Business

Trayton Jay discussed IT infrastructure, and noted that he found some new tools on the website, which allowed some more ease in communications. He noted that technical support may be needed, but that this could be tabled until the December meeting.

There was discussion of Association By-Laws. Julie mentioned that the association may consider an informal committee to consider updating the By-Laws. Julie suggested that each board member review the By-Laws and highlight items of concern in advance of the September 11th meeting.

Snow removal was discussed, and Joanne suggested consideration of plow guides being installed, and Tim suggested that homeowner participation would be possible for this project. Joanne also discussed a previous estimate for seeding approximately 300 square feet on a berm, and she noted that she might be able to do this with some homeowner assistance in fall.

There was discussion of the depressions that were left following asphalt replacement completed by Rabine Paving. Trayton noted that he saw approximately 9 locations that were depressed, and said that he would provide pictures to the Board members. He stated that Rabine will return, that this work is under warranty, but that they will only return to the property one time. Julie suggested that an on-site walk be completed with Rabine.

There was a brief discussion of violations on the property, and Trayton noted that he has a template that can be used to send letters to owners in violation.

NEW BUSINESS

No new business was discussed.

ADJOURNMENT

Motion: Upon motion duly made by Bill Thoresen, seconded by Joanne Gerlach and unanimously carried, the meeting adjourned at 9:05 P.M. The next meeting is scheduled to be held on September, 11, 2017.

Meeting Minutes submitted by:
Jim Schaffnit