

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – June 5, 2018

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on June 5, 2018. Cori Smith called the meeting to order at 7:05 p.m. at Sullivan Community Center, 635 N. Aspen DR. Vernon Hills. IL 60062. All 5 board members were present (a quorum was achieved).

BOARD MEMBERS PRESENT: Cori Smith – President
Maureen Collier– Treasurer
Trayton Jay-Secretary (Communications Committee Chair)
Bill Thorsen– Director (Architecture Committee Chair)
Joanne Gerlach– Director (Landscape Committee Chair)

RESIDENTS ATTENDING Diane & Gary Gibas
Ed Maslov

APPROVAL OF April 23, 2018 MEETING MINUTES

The minutes to the April 23, 2018 open meeting were reviewed by the Board of Directors.

Motion: Upon motion duly made by Maureen Collier, seconded by Trayton Jay to approve the minutes with one change - correction of the meeting date (incorrectly indicated as March 3rd). All in favor; the motion carried.

Public Comments/Open Forum

Diane and Gary Gibas explained an issue with excessive salt dropped in Winter, to the point that grass will not grow in the impacted area. The board discussed whether this may be a CCHOA issue. In general, salt damage is not a CCHOA matter, however this specific location may warrant consideration. The board agreed to take under advisement the support request, pending further evaluation.

Ed Maslov raised issues on several topics

Need for an updated resident directory

Traffic related issues presenting hazard to Centennial Residents

1. Speeding on Ranney and LaSalle streets, and near the traffic circle, particularly at rush hour
2. Absence of speed limit signs traveling Westbound on Ranney
3. Drivers passing the wrong way through the traffic circle when traveling Eastbound
4. Truck direction signage poorly placed and perhaps one reason trucks cause some damage around tight corners on narrow passages.
5. Directional signage poorly placed on one-way passages such as Central Park – contributes to wrong way driving
6. Parking on the wrong side of the street (particularly the unmarked side of Ranney)
7. Excessive incidence of U-turn drivers near the Metra entrance as train riders attempt to circumvent traffic jams West along RT 45 (near rush hour).

Requested information about the solid stone “outcroppings” near the Ranney front entrance – seem to be replacing the masonry monuments

Web calendar seems not properly populating dates (seem to be empty)

Challenges to post images using the CCHOA group messaging service (hosted on Yahoo)

Inquiry on plans to repair/refinish the front entrance and Central Park gazebos

Various board discussion and interaction occurred and the board agreed to evaluate resolutions actions such as meeting with VHPD on traffic, signage and speeding matter.

Explained that the rock outcroppings are under evaluation to replace masonry pillars due to maintenance cost

Considering how to address communications improvement (calendar, email group)

PRESIDENT'S REPORT

No new updates for this meeting.

SECRETARY/COMMUNICATIONS REPORT

Trayton indicated that 2 new residents joined the email group.

Made a brief report about the garage sale and presented an written procedure and critique to help improve garage sale procedures and document the steps involved with preparation.

In evaluating possible alternatives to the present email/web/group system, it was found that our web page "ecosystem" has limited group email capabilities that make it unsuitable as alternative to Yahoo. In general, functional limitations, increased cost, and a plethora of other systems seem designed more for e-commerce than group usage. Concerns with (undesirable) higher requirements to disclose personal information exist with options such as Facebook. Will continue evaluating other options, including the system Jetrock Web Design developed and manages for Stone Fence Farms.

TREASURER'S REPORT

Maureen presented the Treasurer's Report and advised that the Association budget and finances are trending according to plan. No dues increases are foreseen. Annual insurance costs increased only \$13.

The budget is somewhat heavier than planned on landscape replacement and repair. CCHOA has forgone some work in past years, and more elements are coming to the age of needing repair or replacement. Since appearance is a key aspect of maintaining home values and a desirable community environment, the board generally supports reasonable extension of coverage to this important aspect.

Work continues on a reserve study that will enable CCHOA can better understand and manage long term costs for maintenance and replacement of common area elements. More will be presented at a future meeting.

Motion: Upon motion duly made by Trayton Jay, seconded by Bill Thorsen, and unanimously carried, the Financial Report was approved as submitted.

ARCHITECTUREAL REVIEW COMMITTEE REPORT

Bill reported minimal resident activity this Spring – mostly a few inquiries from homeowners intending to repaint exteriors.

Architecture does intent to renew the "soft" paint approval process with all residents. It exists in the declarations, but has been de-emphasized for an extended period. The current activity is an effort to acquire the original color palette to provide reference information to homeowners.

LANDSCAPE COMMITTEE REPORT

Joanne highlighted 2 residences with exterior landscape in “eyesore” condition and explained the 14-day complaint time cycle toward pressuring improvement by the owners, and the village 30-days cycle. She covered assistance and costs available in the case CCHOA may need to hire in resources to solve the immediate issues – Architerra’s “Cut and Go” program and associated costs, as well as other fines or penalties that may apply.

Emerald Ash Borer (EAB) treatment cost (by Kinnukan Co) has increased 20% - CCHOA has 28 trees that will continue to receive treatment.

CCHOA plans to remove 16 dead Pine trees along the border with Stone Fence (White Barn St.) – originally planted too close and died from overcrowding and have become eyesore and liability – bids are being collected and will be evaluated.

The new pathway lighting is installed – some minor work remains to solve some issues with the on-off controls – possibly photo eyes that have failed due to age.

OLD BUSINESS

None that was not already covered above

NEW BUSINESS

There was no new business to report at this time.

CALENDAR: NEXT MEETING

Monday August 6

ADJOURNMENT

Motion: Upon motion duly made by Bill, seconded by Cori and unanimously carried, the meeting adjourned at 8:21 p.m.

(compiled by T. Jay)

