

**Centennial Crossing Homeowners Association
Board of Directors Meeting
June 1, 2022
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 June 1, 2022. Maggie Rausa called the meeting to order at 7:00pm 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
Chris Heier – Director
Raj Mistry- Director

Approval Meeting Minutes:

Approval of meeting minutes from the March 2, 2021. **Motion:** Upon a motion duly made by Jennifer Sobacki, seconded by Maureen Collier to approve the meeting minutes as presented. All are in favor; motion carried.

Public Comments/Open Forum

Only one homeowner was present at the meeting and no concerns were expressed

President's Report:

Maggie Rausa presented the president's report. The Rules and Regulations draft went out for review to the owners, revisions were needed for clarification, organization and adding of exhibits. A motion was made by Jennifer Sobacki to approve the Rules and Regulations as written and mailed to the owners with the effective date of June 1, 2022, seconded by Maggie Rausa, all in favor, motion carried. Maggie also reported that the associations insurance renewal had an increase of \$113.00 to the premium, A motion was made by Maggie Rausa to approve the renewal with Travelers with the \$113.00 increase in premium, seconded by Maureen Collier, all in favor, motion carried.

Committee Reports:

- A. **Communications Report:** Jennifer Sobacki presented the communications report. A new ARC form and new resident form has been completed. The Google Group is active and a reminder about kids playing in the alleys will be sent out.
- B. **Architectural Approvals:** Raj Mistry presented the following that have been approved. 62 Depot Street- Fence installation, 319 Huron Street- Asphalt Driveway Installation, 309 Huron Street – Asphalt Driveway Installation, 176 Ranney Avenue - Exterior House Painting, 587 Central Parkway Pl -Driveway Replacement and Extension, 622 Ontario Street - Exterior House Painting,

372 LaSalle Street- Exterior House Painting, 343 Huron Street – Backyard Patio Installation. Raj also reported that sealcoating will take place in June or July and is within the budget.

C. Landscape Committee Report: Chris Heier reported the following:

- a. 2 mailboxes have been repaired
- b. Turf damage has been repaired
- c. Scheduling to remove the stone columns
- d. Installation of trees
- e. Flooding issues along path

Treasurers Report:

Maureen Collier reported on the financials ending 4/30/2022

- As of 4/30/22, the operating account, at Community Association Banc had a balance of \$55,952.02 and the money market account at Edward Jones had a balance of \$230,672.26.
- The Accounts Receivable as of 4/30/22 was \$7,490.89

Past Due HOA Homeowner Accounts:

There are two 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 (under)2022:

As of 4/30/22 there are no significant under or overages in the operating expense

*Budget 2020 Prep:

Requesting to have the Draft budget by September 1, 2022 for review and then mailing to the owners by October 1 2022 for review by the owners. Also, an updated reserve study is recommended.

Old Business:

None

New Business:

None

Next Meeting Date:

The next meeting date for the board of directors is August 16, 2022 at 7:00pm at the Village of Vernon Hills

Adjournment

Motion: Upon motion duly made by Maggie Rausa, seconded by Maureen Collier unanimously carried, the meeting adjourned at 7:34pm.

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

