

**Centennial Crossing Homeowners Association
Board of Directors Meeting
August 23, 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 August 23, 2022. Maggie Rausa called the meeting to order at 7:02 p.m. at the Vernon Hills Village Hall. It was noted a quorum was achieved.

Board Members Present: Margaret “Maggie” Rausa – President
Jennifer Sobacki – Secretary
Chris Heier – Director
Raj Mistry- Director

Board Members Not Present Maureen Collier – Treasurer

Approval Meeting Minutes:

Approval of meeting minutes from the June 1, 2022 were tabled at this time.

Public Comments/Open Forum

Two homeowners were present at the meeting and no concerns were expressed

President’s Report:

Maggie Rausa presented the president’s report. The Rules and Regulations went out to the owners as final and is now completed. Maggie also reported that the associations annual elections are coming up in November, three positions will be up, Maggie Rausa, Jennifer Sobacki and Chris Heier candidate forms will go out in September.

Committee Reports:

- A. Communications Report:** Jennifer Sobacki presented the communications report. Resident updates were sent out for June and July, Sealcoating notices, some interest in having a directory of the membership, answering general questions from the membership and possibly amending the request to paint letter
- B. Architectural Approvals:** Raj Mistry presented that five Architectural requests have been approved. Two fences, one asphalt Driveway, one Air conditioning unit replacement and one painting of exterior.
- C. Landscape Committee Report:** Chris Heier reported the following:
 - a. Sinkhole in the western ally was repaired

- b. Six pillars removed and horizontal walls removed in the round about
- c. Volunteer trees in side the pond area have been removed and six trees will be planted in the common areas.
- d. Total Tree will be out on August 25, 2022 to trim the trees along route 45
- e. Planting along path is upcoming
- f. Next phase of tree trimming will be along White Barn in 2023
- g. Sealcoating of the walking path will be in 2023
- h. 1/3 of the mulching will be done each year by Countrybumpkin
- i. Tree spraying will be done in 2023
- j. Renewal of Landscaping and snow removal with current contractor board requesting a three-year contract.
- k. Pond Dredging

Treasurers Report:

Maggie Rausa reported on the financials ending 7/31/2022

- As of 7/31/22, the operating account, at Community Association Banc had a balance of \$60,083.58 and the money market account at Edward Jones had a balance of \$238,614.19.
- The Accounts Receivable as of 7/31/22 was \$9,601.47

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 7/31/22 there are no significant under or overages in the operating expense

*Budget 2023 Prep:

Notable items increased quarterly assessments, pond dredging, renewed landscaping/snow removal contracts and capital reserve increase.

Old Business:

None

New Business:

None

Next Meeting Date:

The next meeting date for the board of directors is to be determined

Adjournment

Motion: Upon motion duly made by Jennifer Sobacki, seconded by Chris Heier unanimously carried, the meeting adjourned at 8:14pm.

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

