

**Centennial Crossing Homeowners Association
Board of Directors Meeting
March 2, 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 March 2, 2022. Maggie Rausa called the meeting to order at 7:02pm 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 November 17, 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 his concern was about the updating of the Rules and Regulations an update will be given in the President's report.

President's Report:

Maggie Rausa presented the president's report. The Rules and Regulations draft is still pending after one final review with the board it will be sent to the association's attorney at Kovitz, Shifrin and Nesbit for final review with the intention of mailing out to the membership

Committee Reports:

- A. Communications Report:** Jennifer Sobacki presented the communications report. The Google Group is active and Jennifer is still adding members to it. reminders will go out to the members for items specifically exterior modifications. mailboxes, fencing, painting of the home ect.
- B. Architectural Approvals:** Raj Mistry presented two applications for approval. 244 Ranney Ave Solar Roof, and 353 Donnelley Pl Porch Extension both items were approved by the board as submitted.
- C. Landscape Committee Report:** Chris Heier reported the following:
 - a. Dormant Pruning and trimming have been completed
 - b. McCloud pond Service has been renewed for the 2022 season

- c. Turf damage will be inspected by Chris and snow removal advised
- d. Columns will be addressed /removed in the round about
- e. Split rail fence to be installed along fairway end of path along tennis courts

Treasurers Report:

Maureen Collier reported on the financials ending 1/31/2022

- As of 1/31/22, the operating account, at Community Association Banc had a balance of \$50,186.52 and the money market account at Edward Jones had a balance of \$222,833.33.
- The Accounts Receivable as of 1/31/22 was \$6,817.54

Past Due HOA Homeowner Accounts:

There are three 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 1/21/22 the association is underbudget on snow removal, as the association has stayed within its contract and has not needed to use any additional removal budget.

*Year End Recap 2021:

The Association finished 2021 \$7,200.00 over budget due to landscaping projects that carried over from 2020. This was offset by lower than budgeted insurance costs after the board renegotiated the contract. The Association had cash in the operating account to cover the slight overbudget on landscaping. 2020 ended about \$8000.00 under budget, both years were a “wash” and the association stayed on track.

Old Business:

None

New Business:

None

Next Meeting Date:

The next meeting date for the board of directors is May 10, 2022.

Adjournment

Motion: Upon motion duly made by Maggie Rausa, seconded by Maureen Collier unanimously carried, the meeting adjourned at 8:06pm.

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