

CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING – November 13, 2019

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on November 13, 2019. Maureen Collier called the meeting to order at 7:07 P.M. at the Village of Vernon Hills Village Hall, Vernon Hills, IL 60061. It was noted a quorum was achieved.

**BOARD MEMBERS PRESENT: MAUREEN COLLIER– TREASURER
BILL THORSEN– DIRECTOR
TRAYTON JAY-DIRECTOR**

President Cori Smith and Director Joanne Gerlach were not present.

APPROVAL OF MEETING MINUTES

The minutes to the October 7, 2019 open meeting were reviewed by the Board of Directors

Motion: Upon a motion made by Bill Thorsen, seconded by Maureen Collier and unanimously carried, the meeting minutes were approved.

Public Comments/Open Forum

One homeowner was present. There was no homeowner forum discussion at this time.

PRESIDENT’S REPORT

Trayton Jay stated that there was no President’s Report at this time. Cori Smith was not present.

Architectural Review Committee Report

Bill Thorsen presented two previously approved architectural applications for ratification of the approvals.

Motion: Upon a motion made by Trayton Jay, seconded by Maureen Collier and unanimously carried, the approvals of fence replacements at 200 Ranney and 235 LaSalle were ratified.

Bill also noted that there are common areas where seal coating was missed, and that the gazebo repairs were completed.

Landscape Committee Report

Bill Thorsen presented the report, as Joanne Gerlach was not present. Bill presented several items that were discussed with Steve Maslov of the village engineering department regarding the walking path from Ranney to LaSalle, and also noted potholes on the path. These included a recommendation that path not be brought to level, as pitch is by design. He noted that landscape beds surrounding the path are too large, noted large trees above may be a problem and stated that the village would likely support drainage to be tapped into the storm sewer. The village also suggests calcium chloride on the path, incremental brick replacement and using a plumber for drainage work.

Communication Chair’s Report

Trayton Jay presented the Board with his report. He noted that the email service currently in place would remain, but that there are some issues. Board noted that benefits of message boards and texting through HOA applications, and that there would be a continuation of efforts to locate alternative HOA applications.

TREASURER'S REPORT

Maureen Collier presented the Treasurer's Report. She noted that the snow removal charges for 2019 were currently \$5,327.00 over budget. She noted the operating account balance at \$74,027.83 and the money market at \$208,278.39 through September 30, 2019. Maureen noted changes in the balance sheet to more accurately reflect reserve funds and the reserve study, utilizing reserve contingencies. There was additional discussion regarding use of the Reserve Study, and periodically meeting with owners to discuss anticipated capital projects.

Motion: Upon a motion made by Maureen Collier, seconded by Trayton Jay and unanimously carried, the 2020 budget was approved at no increase, with a total budget of \$123,315.00.

Old Business

There was discussion regarding the neighborhood appearance.

New Business

No new business to report.

Calendar next meeting

The next meeting is tentatively scheduled for 1/21/2020.

ADJOURNMENT

Motion: Upon motion duly made by Bill Thorsen, seconded by Maureen Collier and unanimously carried, the meeting adjourned at 7:49 P.M.

Respectably Submitted,
Jim Schaffnit
McGill Management