

**CENTENNIAL CROSSING HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING –July 8, 2019**

Pursuant to the By-Laws, a meeting of the Centennial Crossing Homeowners Association Board of Directors was held on July 8, 2019. Cori Smith called the meeting to order at 7:05 p.m. at Village Hall 290 Evergreen, Vernon Hills, IL 60061. It was noted a quorum was achieved.

**BOARD MEMBERS PRESENT:** Cori Smith – President  
Maureen Collier– Treasurer  
Trayton Jay-Director  
Joanne Gerlach– Director  
Bill Thorsen– Director  
Brad Dister-Community Association Manager-McGill Management

**APPROVAL MEETING MINUTES**

The minutes to the May 6, 2019 were reviewed by the Board of Directors. **Motion:** Upon motion duly made by Maureen, seconded by Cori to approve the minutes of the May 6, 2019 as submitted. All are in favor; the motion carried.

**Public Comments/Open Forum**

No comments or concerns from the homeowners' present.

**PRESIDENT'S REPORT**

Cori Smith presented her report to the members. No major comments or concerns to be addressed. Discussion on solar panels was had with the Board. Once one goes, many more might follow.

**Communication Chair's Report**

Trayton presented the Board with his report. Trayton discussed the garage sale which was mostly rained out. Block Party was also rained out. Discussion about creating and sending newsletter with the rest of the Board.

**TREASURER'S REPORT**

Maureen presented the Treasurer's Report. As of June 30, 2019

Significant Expense: Snow Removal Overages \$3,600 over annual 2019 budget for extra. Multiple Jan-Apr snow events

As of June 30, the operating account, at Community Association Banc has a balance of \$70,014.22. As of 6/30/2019 the money market account at Edward Jones has a balance of \$202,106.38.

The Accounts Receivable as of 06/30/2019 is \$292.13

Edward Jones HOA Reserve MM vs CD balances and maturity dates as of 04/26/2019:

Cash & Money Market: \$34,921.87 Bonds & CDs: \$165,163.04

Past Due HOA Member Accounts:

No significant Past Due HOA accounts at this time.

### Balance Sheet clean up

The capital reserve account balance sheet does not accurately reflect our anticipated capital reserve needs. I will work with McGill to clean up the balance sheet to reflect our upcoming capital needs for the 2020 Budget.

### Budget:

It's time to start to discuss the 2020 budget. The budget needs to be sent out to residents for 30 days' notice at the beginning of October and then approved and submitted to McGill early November.

**Motion:** Upon a motion duly made by Trayton, seconded by Cori, and unanimously carried, the Financial Report was approved as submitted.

### **Architectural Review Committee Report**

Bill Thorsen presented the architectural application and requests to be ratified or approved as follows.

72 Depot	Hangebrauck	New Fence Installation	Approved*
532 Central Park	Sobacki	Patio Replacement	Approved
589 Ontario	Rausa	Front Walk and Fa ade Update	Approved
343 Huron	Lalonde/ Moody	Fence Replacement	Approved
386 Marseilles	Collier	Patio Replacement	Approved
111 Depot Street	Cohen	Walk and Stoop Replace/ Update	Approved
274 Ranney	Dubin	Driveway replacement & Add Concrete Pad	Approved

\*Hangebrauck revised proposal was approved, not original

### Inquiries

- 4 car garage question. Owner on Central Park inquired about whether the HOA would object to a four-car garage.

### Other Business

Fence paint & stain from 2018

Two fences remain unpainted: 190 E Ranney and 256 LaSalle. Email sent today requesting Owner's plans to paint.

**Motion:** Upon a motion duly made by Cori Smith and seconded Joanne Gerlach to approve the seven applications as presented. All in favor; motion carried.

### **Landscape Committee Report**

Joanne discussed the completed and ongoing landscape projects. Discussion on the type of pavers was had. **Motion:** Upon a motion duly made by Cori Smith, seconded by Trayton Jay to approve the landscaping report. All are in favor. Motion carried.

### **Old Business**

Asphalt: Discussion about contacting Rabine for sealcoating.

### **New Business**

No new business

**ADJOURNMENT**

**Motion:** Upon motion duly made by Joanne Gerlach, seconded by Cori Smith and unanimously carried, the meeting adjourned at 8:37p.m.

Respectably Submitted,  
Brad Dister, CMCA  
McGill Management.