

MINUTES

CHESAPEAKE FARMS HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTOR'S MEETING

Wednesday, August 5, 2015

DATE AND TIME: Pursuant to Article 3, Section 3 of the Chesapeake Farms Homeowner's Association, a regular meeting of the Board of Directors was held on Wed., August 5, 2015, at 7:00 P.M. at the Grayslake Public Library, Room C.

OFFICERS: The president, Mr. Tony Durnil, opened the meeting at 7:03 P.M.

QUORUM: The following directors were present: Tony Durnil (TD), President, Barbara Hulseley (BH), Vice President, Patti Thiele (PT), Treasurer, Candi Gerfin (CG), Social Committee, Paul Revis (PR), Committee Member and from Kalman Management, Inc. (KM), David White (DW) and Allen Kalman (AK).

MINUTES: The notes from the unofficial board meeting on May 6, 2015 were distributed to all directors and committee chairpersons before the meeting.

FINANCIAL REPORT: 2015 Q2 financials and proposed 2016 budget were previously distributed by email.

MANAGEMENT REPORT: Report was sent by email. Delinquency notices sent to 80 homeowners in July 2015. Current liens in place are doing their job. No new liens created. Reviewed homeowner feedback. Several emails about how to obtain closing documentation came through website. Agreed to post FAQ on website to help alleviate confusion. KM to provide verbiage for posting.

COMMITTEE REPORTS:

Landscaping Committee activities reported by BH. Budget needs to be increased in 2016 due to the shortage that was over looked this year with the new contract. After 16 dedicated years BH is moving and resigning from Board. Chris Detweiler will be filling BH position per BH recommendation.

Fencing Committee activities reported by TD. 2015 fence replacement completed. Fence replaced along Lake Street (2 sections) and Drury Lane. No complaints received. Final phase to be completed in 2016, which is on the North

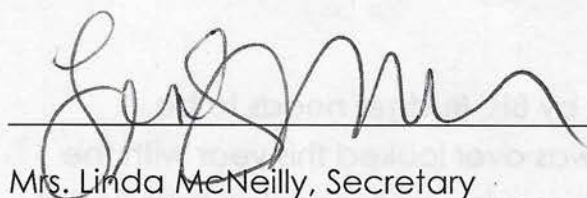
side of Route 83 behind businesses (McDonalds to veterinarian). Confirmed Ramirez Handyman no longer insured by Country Insurance.

Social Committee activities reported by CG. Good year for garage sale. No loss of signs and we are set for next year. Signs were in good places. Extra signage and map boxes provided by Better Homes & Garden Realty. The pool party had ¹⁰⁰⁻over 150 people in attendance. Cost was \$500. Ten signs were purchased for \$176. No loss of signs and we are set for next year.

OLD BUSINESS: Purchasing new website provider (athomenet.com) was discussed. Price increase from \$600 to \$800 ultimately changed our decision to hold off on purchase. Board will pursue finding a new resident Webmaster to join Board. PR to create Facebook posting for recruitment.

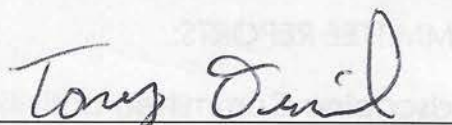
NEW BUSINESS: The 2016 Proposed Budget was presented with a few changes to be presented at our Annual Meeting in November. On proposed budget it was decided to bump up Social from \$400 to \$600 and website from \$0 to \$890. Budget will show decrease of 7% in assessment fees due to fencing near completion. 2016 assessment to be \$115 per homeowner. Motion to disallow signage of any kind on CFHA owned fencing made by BH and seconded by CG, unanimously approved. To be adopted at ^{Board}Annual Meeting in November. Motion to accept BH resignation made by CG and seconded by PR, unanimously approved. Motion to accept the appointment of Chris Detweiler to fill BH position was made by CG and seconded by PT, unanimously approved. Chris's contact information shared by BH. Next meeting to be held on November 4th at 7:00 PM, Grayslake Library, Room A.

ADJOURN: There being no other business, meeting adjourned at 8:50 PM.



Mrs. Linda McNeilly, Secretary

Date: 11/4/2015



Mr. Tony Durnil, President

Date: 11-4-15