

## MINUTES

### CHESAPEAKE FARMS HOMEOWNERS ASSOCIATION

#### BOARD OF DIRECTOR'S MEETING

WEDNESDAY, AUGUST 3, 2016

Date and Time: Pursuant to Article 3, Section 3 of the Chesapeake Farms Homeowner's Association a regular meeting of the Board of Director's was held on Wednesday, August 3, 2016 at 7PM at the Grayslake Public Library, Room A.

Meeting: The President, Tony Durnil, opened the meeting at 7:05pm.

Quorum: The following Directors were present: Tony Durnil (TD) President; Chris Detweiller (CD); Landscape Chair; Candi Gerfin (CG) Social; Linda McNeilly (LM); Treasurer; Lynne Witkowski (LW), Secretary; Paul Revis (VP), Website, Kalman Management was represented by Allan Kalman (AK)

Minutes: The minutes from Feb 3rd<sup>th</sup> 2016 meeting were distributed, read and revised. Motion to approve the minutes as amended, CG- 2<sup>nd</sup>, all approve.

Motion to approve the May 2016 minutes with corrections, CG- 2<sup>nd</sup>, All approve

Management Report: Eighty (80) letters were sent out in the 3<sup>rd</sup> Quarter. 1st draft of the budget was distributed.

Financial Report: Seventy (70) homes are delinquent in Assessment equivalent to 15% of homes. Sixteen (16) of these homes were reported as significant; greater than \$400 in delinquency.

Landscape: Reported on budget. See attached proposal from Acres group dated 10/6/16 provided via email from Linda.

- A decision on crabtrees will be decided next meeting.

Social: Pool party was cancelled due to severe inclement weather. The facility had called CG stating the closure due to the weather. The \$50 deposit will be transferred to 2017 Pool Party Budget. Banners were returned; however, 23 signs were lost @\$16 a piece to replace.

- July 20<sup>th</sup>, 2017 approved for the Pool party next year.
- HOA Yard Sale was approved to be the weekend of June 23 & 24, 2017.

Website: Forty-four (44) Homeowners have signed up for the Website. Review Website and send Paul feedback for next meeting. Having a Fulltime Webmaster as a Board position was discussed.

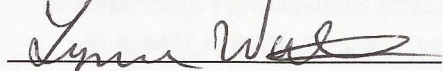
Fencing: Hillside and Lake/Washington areas require panel repair.

Review 2017 Budget:

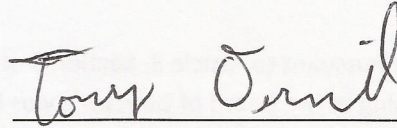
Reduce annual dues to \$100. Motion to approve 2017 Budget as distributed, subject to revision and review by landscaping chair. Motion by TD, PR- 2<sup>nd</sup>, all approve.

Adjourn: 8:45pm Motion to adjourn-all in favor.

Respectfully Submitted,



Lynne Witkowski, Secretary - Date 2-1-17



Tony Durnil, President - Date 2-1-17