

MINUTES
CHESAPEAKE FARMS HOMEOWNER'S ASSOCIATION
QUARTERLY BOARD OF DIRECTOR'S MEETING
WEDNESDAY, FEBRUARY 1 2017

DATE AND TIME: Pursuant to Article 3, Section 3 of the Chesapeake Farms Homeowner's Association (CFHA) a regular meeting of the Board of Directors was held on Wednesday, February 1, 2017 at 7:00 P.M. at the Grayslake Public Library, Room A/B.

MEETING: The President, Tony Durnil, opened the meeting at 7:00 pm.

QUORUM: The following directors were present: Tony Durnil (TD), President; Paul Revis (PR), Vice-President/Webmaster; Linda McNeilly (LM), Treasurer/Secretary; Chris Detweiler (CD), Landscape Chair; Candi Gerfin (CG), Social Chairman; and Lynne Witkowski (LW). Kalman Management (KM), Inc. was represented by Allan Kalman (AK) and David White (DW).

MINUTES: LW submitted minutes from the February, May and August 2016 BOD meetings. There was a motion made by LM to accept the 2016 minutes as is – to sign and release them for posting to the CFHA webpage. The motion was seconded by CD – all in favor.

The minutes of the November 2016 meeting were reviewed. No changes – accepted as is. Motion to accept minutes from CG, seconded by CD – all in favor.

FINANCIAL/TREASURER REPORT

- The financial report was distributed by KM. CFHA is under budget through 12/31/2016 - \$9.1K variance actual vs. budget. The positive variance was driven by collection of late fees as well as lower than expected spend in social (pool party canceled in 2016 due to weather), landscape extras/tree maintenance, and monument repair/maintenance.
- ~40 homeowners are delinquent on their annual assessments (~20 are multi-year delinquencies) – an additional 10 owe outstanding late fees. Total delinquent accounts - ~\$15K.

MANAGEMENT REPORT: 2017 assessment invoices were sent to all lot owners at the end of December 2016 (12/28/2016). The 2017 assessment is due February 28 2017. KM reported that they have received ~50% of all assessments early - as of February 1.

COMMITTEE REPORTS

- Social
 - CG not able to arrange for new rummage sale signage in 2016. CG to place small replacement order (minimum quantity) before May 2017 meeting.
 - Pool party July 20 2017
 - Rummage sale June 23 & 24 2017
- Fence/Monument

- Repair pending on fence behind Hillside Restaurant and panel attachment at corner of Lake St/Washington St - expect completion before May 2017 meeting
- Investigate cost to power wash landscape rocks/retaining wall at corner of Lake & Jamestown. CD to see if Acres offers this service.
- CD to consult with Acres on a plan to preserve and protect the 17 monument lights at three major entrances.
- Landscape
 - New landscape contractor in 2017, Acres Group – replacing Mitch’s Greenthumb Landscaping and TruGreen. New contract \$11,560 for 2017 services – mow, fertilize and landscape beds. If sign agreement with Acres for 3 years, cost will remain same in 2018 (\$11,560) and small increase in 2019 (\$11,800).
 - Two additional proposals submitted – Apple scab \$1,350 and Deep root feeding \$840
 - Motion to accept new contract and move ahead with additional proposals made by CG, seconded by LW – all in favor.
 - All contracts were signed by TD – KM took possession of signed contracts and will mail to Acres.
- Website – PR has had better interaction/support with ATHomeNet.com these last three months – hold on any activity to identify a new vendor/provider in 2017.

OLD BUSINESS


- LW to lead Fences/Monument committee for 2017. Motion to accept by CG, seconded by LM – all in favor.
- Rummage sale signs – see committee report
- Fence repairs – see committee report
- No change in mow cycle along Washington St (discussion item from November 2016 meeting) – Acres will mow as needed, no impact to landscape contract annual cost.
- Website OK as is – see committee report

NEW BUSINESS

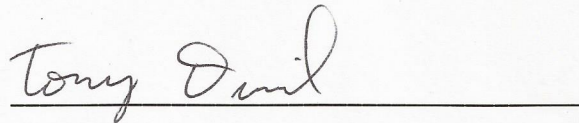
- See committee reports
- Add draft/unapproved minutes to site after quarterly meeting (before end of month).

ADJOURN: Motion to adjourn the meeting was made at 8:01 pm by TD, seconded by PR - all in favor.

Respectfully submitted,


 Linda McNeilly, Secretary/Treasurer

Date 5/3/2017


 Tony Durnil, President

Date 5-3-17