

**MINUTES**  
**CHESAPEAKE FARMS HOMEOWNER'S ASSOCIATION**  
**QUARTERLY BOARD OF DIRECTOR'S MEETING**  
**WEDNESDAY, MAY 3 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, May 3 1, 2017 at 7:00 P.M. at the Grayslake Public Library, 10 Library lane Grayslake IL.

**MEETING:** The President, Tony Durnil, opened the meeting at 7:08 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 Chair; and Lynne Witkowski, Fences/Monuments Chair (LW). Kalman Management (KM), Inc. was represented by <sup>Allan</sup>Allen Kalman (AK) and David White (DW).

**MINUTES:** LM submitted minutes from the February 1 2017 BOD meeting – no changes. Motion to accept minutes by CG, seconded by PR – all in favor.

**FINANCIAL/TREASURER REPORT**

- The financial report was distributed by KM. CFHA is under budget through 3/31/2017 - \$3.5K variance actual vs. budget. The positive variance was driven by collection of assessments/late fees as well as lower expenses in Q1.
- ~90 homeowners are delinquent on their annual assessments (40 with delinquencies <12 months) – 3 only owe outstanding late fees. Total delinquent accounts - ~\$25K.
- KM to consolidate checking and savings accounts – currently have accounts at 3 institutions. Recommendation to close accounts at State Bank of Lakes and transfer to Great Lakes Credit Union.

**MANAGEMENT REPORT**

- 2017 assessment invoices were sent to all lot owners at the end of December 2016 (12/28/2016). 580 owners paid 2017 assessments to date.
- 2017 Q1 Financials sent May 2 2017 to CFHA BODs.
- Report by owner Lot 281, 947 Tylerton – ash tree possibly dead beyond unit fence line, presumably in Parcel F wetland area.

**COMMITTEE REPORTS**

- Social
  - Rummage sale June 23 & 24 2017 - add registration form to chesapeakefarms.org – list address only. Send postcard with dates/registration directions end of May/early June. Announce/remind on .org main page, Facebook group and NextDoor.

- Pool party July 20 2017
- Fence/Monument
  - LW to contact local contractors for estimate on power wash of landscape rock/retaining walls along Lake Street – chemical free preferred to not damage plants/foliage nearby.
- Landscape
  - Ash trees on Chesapeake Blvd being monitored.
  - Acres Group to spray crab trees – per approved quote.
- Website
  - .org down 3 days in April – connected website provider and was corrected. Cause to be determined.
  - PR to look into creating rummage sale registration form. If cannot create in timely fashion, CG to connect with Jamie Herring, homeowner, who has sponsored and provided registration site in past.

**OLD BUSINESS**

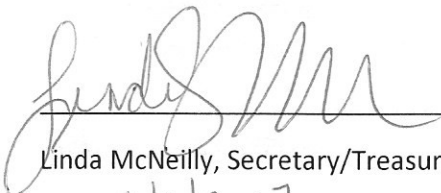
- New rummage sales signs not ordered – CG to follow-up.
- Fence repair by Hillside restaurant and corner of Lake/Washington complete.
- No identifiable solution to protect monument lights at this time.

**NEW BUSINESS**

- See committee reports
- NextDoor site for Chesapeake Farms/Preserves setup by TD – 221 neighbors registered. Accessible as website and mobile app.

**ADJOURN:** Motion to adjourn the meeting was made at 7:58 pm by CG, seconded by LW - all in favor.

Respectfully submitted,

  
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 Linda McNeilly, Secretary/Treasurer

Date 8/2/2017

  
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 Tony Durnil, President

Date 8-2-17