

MINUTES
CHESAPEAKE FARMS HOMEOWNER'S ASSOCIATION
QUARTERLY BOARD OF DIRECTOR'S MEETING
WEDNESDAY, AUGUST 2 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, August 2 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 7:06 pm.

QUORUM: The following directors were present: Tony Durnil (TD), President; Paul Revis (PR), Vice-President/Webmaster; Linda McNeilly (LM), Treasurer/Secretary; Candi Gerfin (CG), Social Chair; and Lynne Witkowski, Fences/Monuments Chair (LW). Kalman Management (KM), Inc. was represented by Allan Kalman (AK) and Steve Hrbek (SH). Also in attendance Mario Durnil (son of TD), working on his communications merit badge for Boy Scout Troop 96.

MINUTES: LM submitted minutes from the May 3 2017 BOD meeting – correction to Allan Kalman's first name (Allen to Allan). Motion to accept minutes by PR, seconded by CG – all in favor.

FINANCIAL/TREASURER REPORT

- The financial report was distributed by KM. CFHA is under budget through 6/30/2017 - \$10.3K variance actual vs. budget. The positive variance was driven by collection of late fees as well as lower expenses in H1 (primarily landscape and tree maintenance).
- There was a larger than expected postage expense in Q2 – this was an error and will be corrected to a collections account.
- ~60 homeowners are delinquent on their annual assessments (31 with delinquencies <12 months) – 11 owe late fees only. Total delinquent accounts - ~\$17.6K.

MANAGEMENT REPORT

- Administrative – mailing labels sent to TD for postcard mailing (garage sale and pool party reminder).
- Financial
 - 2017 Q2 Financial report shared.
 - First draft of 2018 budget shared.
 - An additional \$6,130.35 of assessments were received in Q2@ (about 1/3 of receivables).
 - The auditor performed his field work regarding the 2016 audit. Draft of audit shared.
 - Reviewed audit report from Cukierski & Cochrane, CPA. Financial statements for the year ended 12/31/2016 were audited. No issues identified.
 - The fair rep letter and tax returns need signatures. TD to sign.

COMMITTEE REPORTS

- Social
 - Garage sale

- June 23 & 24 2017 – 36 homeowners participated. All signs retrieved.
- Consider purchasing three new signs to post at each monument – CG to get quotes – look to order in 2018
- Proposed date for 2018 garage sale - June 22/23 2018
- Pool party
 - July 20 2017
 - Proposed date for 2018 party - July 19 2018. Cost \$400 – if BOD has a season pass, \$50 discount
 - Consider sending 2 reminder cost cards in 2018 – one for garage sale/pool party date and another for pool party
- Fence/Monument
 - LW to contact local contractors (at least two) for estimate on power wash of landscape rock/retaining walls along Lake Street – chemical free preferred to not damage plants/foilage nearby.
 - Monument tuck points may also need repair – TD to assess.
- Website
 - NextDoor has merged with our website provider.

OLD BUSINESS

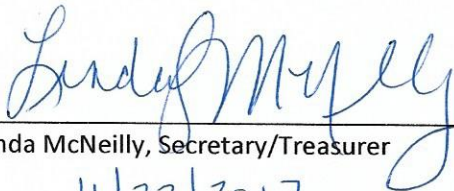
- NA

NEW BUSINESS

- See committee reports
- Request from homeowner (at pool party) to reduce pond scum on retention pond(s) off of Chesapeake Blvd. The ponds are maintained by the Grayslake Park District, not HO association. TD raised concern with Park District, possibility of adding fountains to reduce scum build-up. Park District to assess cost. KM estimates \$10K per pond.
- 2018 proposed budget – motion to accept by LM with adjustment to social budget – increase from \$600 to \$800 to cover new signage (decrease maintenance reserve to offset). Seconded by PR – all in favor. 2018 annual assessment \$110 per home.
- Letters to Homeowners with 2018 budget and BOD elections to be sent mid-to late September 2017 by KM
- Reminder for each BOD to collect at least 10 proxies for annual meeting November 1 2017.
 - NOTE... 2017 Annual Meeting location Grayslake Village Hall, 10 Seymour Ave, Grayslake, IL 60030.

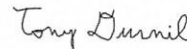
ADJOURN: Motion to adjourn the meeting was made at 8:22 pm by TD, seconded by PR - all in favor.

Respectfully submitted,



Linda McNeilly, Secretary/Treasurer

Date 11/22/2017



Tony Durnil, President

Date 11-1-17