

CHESAPEAKE FARMS HOMEOWNERS ASSOCIATION

July Board Meeting

July 10, 2007

Minutes

Directors Present: Wendi Lynn (WL)
 Samantha Getzinger (SG)
 Barb Hulsey (BH)
 Tony Durnil (TD)
 Patti Thiele (PT)

Kalman Management Representation: Al Kalman (KM)

Guests: Lacy Taylor Dave Nissen
 Karen Policht Heather Bauer

Call to Order: 7:02 p.m.

MINUTES:

- Motion by SG to approve minutes as presented for March, TD seconded.
- Motion by BH to approve minutes for May as corrected, PT seconded. Correction to Fence & Monument report changing reference to 6x6 posts to 4x6 posts.

TREASURERS REPORT:

- Q2 2007 Financials were presented.
- Two CDs mature in August and one in September. A decision about what to do with the September CD will be made at the August board meeting. KM indicated that there currently is not a large difference between the rates for CDs with 5 and 12 month terms.
- Motion by WL to pull money out of Harris 5 month CD that comes due on 8/06/07 and deposit in our savings account at Great Lakes Credit Union (GLCU) until we can fully assess the funds required to repair the fence damage from the most recent storm, TD seconded.
- Motion by TD to roll over the 5 month CD at GLCU at a rate above 5%, seconded by SG.
- In the review of assessments not paid, KM indicated that we can only charge late fees once. Previously the late fees were charged improperly. The balance due on several properties was questioned. KM indicated that it costs several hundred dollars to go after properties in arrears so we don't pursue immediately.

COMMUNICATION:

- Forty-eight households participated in the Garage Sale. Feedback on the sale was positive. Sale proceeds ranged from \$115 (for one day only) to \$500. One recommendation for improvement next year is to have something (balloons?) to identify which houses are participating in the sale; many times open garages were mistaken for sales. Residents liked the new signage for the sale; one idea was to do white signs with red writing to really make the signs pop.

- There was an issue with signs being taken down this year by IDOT due to their proximity to the road. In the future, we need to place signs on the inside of the telephone poles and not between the telephone poles and the road. Our signs were also found being used by 426 Gatewood (in English Meadows) for their sale the weekend following ours. Most of those signs were recovered.
- There were issues with the delivery of the May newsletter via bulk mail; the Post Office misplaced the first mailing. Since we were planning on sending out an announcement with the pool party date, we decided to have the printer print a revised May newsletter which added the date of the pool party and updated due dates for the Garage Sale and Directory. After the postage was applied and as the address labels were being applied the initial mailing began arriving at homes (three weeks late). Additional labels were printed indicating that the mailing was a duplicate mailing with updated dates. When the mailing was delivered to the Post Office, they wouldn't accept it due to it being 'stale mail' (the date stamped via the meter was past). KM then ran the mailing back through the meter to apply the current date and it was finally ready for mailing.
- We have received 110 responses for the Directory out of our 654 homes. The last directory from 2001-2002 had 160 entries. The next newsletter will include one last request for directory submissions. The alphabetical section of the directory will include only those who submitted information while the street listing will include all addresses in the neighborhood.
- We will investigate creating a website for our neighborhood. KM offers that service. This could ultimately replace the directory as that information would all be available online. Site would be for homeowners only and would be password protected.
- Topics for the next newsletter will include a summary of the garage sale and the pool party as well as a thank you to Missy for her service with the board.

MANAGEMENT:

- Management report was presented to the board and filed.

LANDSCAPING:

- Perennials and bushes have been added to fill holes at the entrances where plantings have died.
- The pots at Yogi Bear Park were planted. Homeowners in the area were asked to water the pots so that the plantings don't die.

FENCE & MONUMENTS:

- Storms in early June damaged many sections of fencing. KM filed a claim with insurance on our behalf and insurance proceeds were received. Superior Maintenance Services will be replacing the fence. Permits have been applied for and work was begun the week of 7/2. More damage was reported with the last storm but that is not as extensive. Additional materials will be ordered to complete the additional work.
- Phase 3 painting plus repaired section painting will be getting underway. KM to confirm that letters will be sent out ahead of time to inform homeowners that painting will be occurring.
- Lights have all been repaired. One light at Lake & Crisfield (on right) was believed to be broken by the landscapers at the time of the perennial replacement but has now been fixed.

OLD BUSINESS:

- KM will move invoice paid to Aronson on 2/6 against prior year reserves. This invoice relates to fence work that was done in 2006 and will be applied to the reserves generated by not incurring the expense in 2006. No fence repairs have been paid yet for 2007. KM indicated that we shouldn't have similar issues in the future as we have moved to an accrual basis. Last year we were on a cash basis with Allanwood.
- BH contacted the Village and reported that there aren't any more partnership funds available from the Village.

NEW BUSINESS:

- PT questioned the process was for determining the adequacy of reserves, the costs associated with complete fence replacement, and the substantiation of the annual assessment amount. WL indicated that the board had previously reviewed and determined that fence replacement cost \$60,000 but it was time to update. KM will begin to prepare a long term reserve study.
- PT will follow up with Missy Schufreider to obtain the secretary box with the records of the homeowners association.

GUEST COMMENTS:

- The directory is great; it's used all the time for babysitter information.
- LT asked how much the Garage sale signs cost (\$502 for 50 garage sale and 10 pool party signs). She indicated that her husband could provide for free. Board to contact her for future signage needs.
- It was mentioned that the Garage sale results didn't seem as good this year. Thought the big banners were good but the timing was bad; earlier is better (2nd weekend of June or late May).
- How often does the board meet? It depends. The board used to meet monthly but are now scheduled to meet every other month.
- Question was raised as to whether renters/boarders allowed in Chesapeake Farms. Yes, bylaws do not preclude.
- Recommendation was made that the board create new bylaws. WL indicated that is very difficult to do and the board does not want to police the neighborhood. Instead the board encourages neighbors to cooperate with each other.
- As a follow up to her conversation with WL, LT shared with the board a list of questions that she discussed with the Village in order to clarify responsibility. Discussion ensued about the concerns. Pictures were shared as examples of situations occurring within the neighborhood.
- Presented the idea of including articles in the newsletter that show how taking care of ones home can positively impact property values. Articles are welcome to be submitted to the newsletter.
- Recommendation was made for a Chesapeake Farms "Clean Up Day". BH will head a committee that will include residents to plan for our first "Clean Up Day". LT will work with BH.
- Information was shared regarding a Neighborhood Watch. Would be the first for Grayslake. Police Department is investigating whether it has any funding to contribute towards signs. The Homeowners Association may also be asked to contribute.

Meeting adjourned: 9:26 p.m.