

# **CHESAPEAKE FARMS HOMEOWNERS ASSOCIATION**

## **May Board Meeting**

May 9, 2011

Minutes

Directors Present:     Tony Durnil (TD)  
                                 Samantha Getzinger (SG)

Patti Thiele (PT)  
Bruce Steinert (BS)

Kalman Management Representation:

Al Kalman (KM)

Directors Absent:     Barb Hulsey (BH)

Wendi Kelly (WK)

**Call to Order:** 7:22 p.m. at 1050 Williamsburg Circle

### **MINUTES:**

- Motion by BS, seconded by TD to approve minutes from November 2010 and February 2011. All in favor, minutes approved.

### **TREASURER REPORT:**

- Balance Sheet review of assessment receivable and late fee receivable indicate that more homeowners are late in paying their assessment. As of Q1 2009, there approximately 94 late fees to be collected. In 2010, the balance increased by 50 homeowners while in 2011 the balance increased by an additional 42 for a total of 186 late fees outstanding.
- From a P&L perspective, late fees assessed have remained about the same with 112 late fees assessed in 2009, 100 assessed in 2010, and 107 assessed in 2011. The difference between the Balance Sheet and P&L indicates that we have more folks not paying the late fees.
- KM reported that there are 6 pending court cases for foreclosures.
- Postage for Q1 is \$454 driven by two mailings. The assessment statement was mailed in January rather than December and was followed up by a reminder mailing.
- Bank Fees for Q1 was \$236 driven by the per transaction fee for the deposits in Q1. PNC changed the fee structure with their takeover of National City Bank.
- Motion by SG, seconded by BS to begin using the checking account set up last year at State Bank of the Lakes, all in favor, motion approved. KM to move funds from PNC and close the checking account transferring the funds to SBOL. KM does own check printing so only needs the routing number to begin printing checks from that account.
- Fences for Q1 is \$4,442 driven by the replacement of 7 posts on the east side of 83 and 4 posts behind Hillside.
- KM reported that the interest rate for the Great Lakes CD is .7 percent.

### **COMMUNICATIONS:**

- No report.

### **COMMUNITY EVENTS:**

- Date of Garage Sale was set for Friday, June 24<sup>th</sup> and Saturday, June 25<sup>th</sup>.
- Postcard will be sent to notify homeowners of the date. KM to provide the address labels to TD. TD to update postcard and send out a proof to the board.
- BS to work with the Advertiser to get an ad placed and to contact Cheryl to get the signs that will be put out in advance of the sale.

- BS to follow up with Cheryl to see if she recommends continuing with the directory list of homes participating and items for sale and to provide feedback to TD.
- Pool party set for July 28<sup>th</sup>. BS to get signs from Cheryl.

#### **FENCES/MONUMENTS:**

- Quote to stain the fence received from Pro Coat. Price to apply of \$14,790 is almost half the cost of the fence but doesn't double the life of the fence. Sealer will last 5 years. Will not proceed with sealing the fence
- KM asked which fence section would be targeted next for replacement so he can avoid fixing those sections. TD indicated the section on the south side of Washington would most likely be next but he will walk the fence to confirm which section will be replaced next.
- Behind Hillside are 8 foot high with 10 foot post in huge concrete footing.
- We are not going to paint the posts that have been replaced but will paint the fence slats (as that can be done in the shop). Waiting to see if we hear any complaints about not painting the posts and will reassess then. Intent is to minimize the fence expense given the direction to replace the fences.
- Still looking to do a survey regarding a one time special assessment of \$250 or \$50 increase in dues for 5 years to cover the cost of finishing out the fencing project. Awaiting information on the website as would like to use that to handle survey electronically.

#### **LANDSCAPING:**

- None

#### **MANAGEMENT REPORT:**

- Latest batch of foreclosures received.
- KM does not go to court for foreclosures as it's not worth our time.
- CFHOA is behind the bank for collection. State allows us to collect back 6 months of assessment fees.

#### **OLD BUSINESS:**

- KM provided the website host of athomenet.com. Cost is \$49.95 per month to use their domain and approximately \$70 if we use our own domain name. The web host links to the same software KM uses. Also has a \$50 set up fee. Website can be customized. We could go through KM or direct to athomenet.com. PT to review options.
- KM indicated they now allow online payments of assessments for an incremental fee of \$10.95 per transaction.

#### **NEW BUSINESS:**

- Michael Cochrane has filed an extension for our taxes. Audit estimate is \$2,250.
- KM to ask Michael Cochrane for a quote on a compilation.
- KM to provide two quotes in addition to Michael Cochrane with pricing for an Audit and a compilation so the board can determine which to pursue.

#### **OTHER DISCUSSION:**

- None

**Meeting adjourned:** 8:10 p.m.

**Next meeting:** Wednesday, July 20<sup>th</sup> 7:00 p.m. at the Grayslake Library