

**MINUTES
CHESAPEAKE FARMS HOMEOWNERS ASSOCIATION
QUARTERLY BOARD OF DIRECTORS MEETING
WEDNESDAY, MAY 2 2018**

Date and Time: Pursuant to Article 3, Section 3 of the Chesapeake Farms Homeowner's Association a regular meeting of the Board of Directors was held on Wednesday, May 2, 2018 at 7pm at the Grayslake Public Library.

Meeting: TD called the meeting to order at 7:09 pm.

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

Minutes: The minutes from February 7 2018 meeting were distributed by CG, read and approved. Only change was to add title after LM as noted above. Motion to accept the minutes by LW, seconded by CD. All in favor – motion passed; minutes accepted.

Financial Report: Kalman provided report of quarter 1 financial activity. Currently on budget, no major expenses occurred during Q1. There are ~\$25,000 (~80 homeowners) in delinquent accounts – homeowners who have not paid their annual assessment. \$19K is unpaid assessment, \$6K is late and legal fees associated with the accounts.

Management Report: Kalman distributed quarterly management report.

- 2018 Q1 Financials provided to BOD 5/1/2018
- 89% of ownership has paid 2018 invoices through 4/30/2018. 29 members owe multiple years.

Committee Report

Social (CG): Cost to rent Grayslake Aquatic Center has increased in 2018 due to new ownership/management. Pool party Thu-Sun under 100 guests \$500, 101-200 \$600; Sun-Wed under 100 \$450, 101-200 \$550. \$50 deposit required. \$50 discount with membership. Will utilize TD membership for discount. Pool party scheduled for July 19, 2018 Thursday night 830-1030 pm. Expected cost \$500 minus \$50 discount = \$450.

CFHA garage sale June 12 & 23 2018, 9am to 4pm. CG to ask Better Homes & Gardens realtor/Jamie Hering to sponsor. Postcard announcing garage sales and pool party to be sent (like in previous years). TD to review and update content and arrange print of cards at UPS Store. Cards then sent to Kalman for mailing. Also announce activities on CFHA website, Nextdoor.com and Facebook.

Landscape (CD): Landscape activities to start April 1 2018. Plan to remove two dead ash trees on islands of Tylerton Cir – replace with Hawthorne trees.

Fence/Monument (LW): Power washed north facing retaining walls at corner of Lake St. and Jamestown – cost \$400. Trees/weeds growing up through fencing needs to be addressed to ensure no damage to fence – along Lake St and Rt. 83. Contact homeowner to correct if interfering with fence within property line. If no action, contractor to perform maintenance.

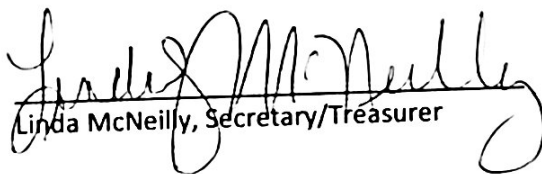
Website (PR): None.

Old Business: None

New Business: FrontSteps now owns atHomeNet, website provider for chesapeakefarms.org. New platform will increase cost to a cost per homeowner vs. monthly flat fee. FrontSteps also owns nextdoor.com. Current contract in place thru March 2019. Use of CF.org is low and not user friendly – also not easy to manage. Consider shutting down CF.org and shifting to nextdoor.com. Decision on plan for website deferred to next meeting.

Adjourn: Motion to adjourn meeting was made at 8:09pm by CG, seconded by CD – all in favor.

Respectfully submitted,


Linda McNeilly, Secretary/Treasurer

8/1/2018
Date


Tony Durnil, President

8-1-18
Date