

Chestnut on the Green Phase II
Board Meeting Minutes, March 11, 2014

1. Call to Order

The regular board meeting of Chestnut on the Green Phase II Association was called to order at 7:00 p.m., March 11, 2014. The meeting place was the Indian Head Park, Village Hall.

2. Quorum Declared

The following board members were present: Lorri Kachurik, Jeff Buti, Max Moskal and Dennis Serafini. Joann DePergola was absent. In addition to the board, Gayle Simon, representing Hillcrest Property Management, and ten owners were present.

3. Approval of Minutes

Max noted that the December 2, 2013 regular meeting minutes should be amended to show that the Matthies' contract was \$4,800 more than was budgeted for 2013, rather than \$4,000 more; also that the motion for approval of the Matthies' contract was approved. A motion to approve the minutes of December 2, 2013, as amended, was made by Dennis, second by Jeff. Minutes approved.

4. Financial Report

Dennis presented the financial report provided in the board packet. The February cash summary showed the two CDs totaling \$161,329.69, the money market account of \$41,194.30 and the checking account of \$8,460.38. Total cash accounts are \$210,984.37, and of which \$202,523.99 are reserves. There was a question as to whether the CDs were still being directed to MC Property Management, and it appears to have been changed to Hillcrest.

5. Management Report

Gayle presented the management report (presented as old business and new business, below).

6. Old Business

- ***Edgewood Valley Country Club (CC) Fence Repair:*** No action on this to date, but will wait until the weather warms and ice is gone. The fence has been marked with yellow tape as to problem areas. No letter has been sent to the CC yet.
Action: Max and Gayle will re-mark the fence in the next month with a

report and photographs to send to CC. Gayle will send this future report to the CC with a request for repairs and to trim the trees.

- ***Surface Water Status:*** Max presented sketches of two locations where French drains should be installed: **11052 and 11032-36. Max requested Gayle to obtain quotes for the work from Matthies.** Max noted that 11052 had a previous French drain installed, but it appears to have been plugged and is not visible, so it will need to be done again. The owner of 11050, Steve Cisco, was present, and stated that the owner of 11052 had already dug a temporary trench from 11052 over to the drain, and it crossed the 11050 lawn area; he requested his lawn area be restored when the new French drain is installed. **It was agreed that the temporary trench will be repaired, and the cost, if significant, will be back-charged to the owner of 11052.**
- ***Rezoning Status:*** Jeff Buti reported that the zoning proposal passed the Village zoning committee and should be approved by the Village board on March 14, 2014. The only stipulation is that should the owners need to know that should a part of the patio be installed over an easement area (e.g., Comcast Cable), that future easement work could disrupt the patio, and it will be the owner's expense to reconstruct.
- ***New Resident Letter:*** The letter as-amended was previously issued in draft form to board members. No changes were suggested. Gayle never did receive the draft letter. **Max will re-send it to her for use when new owners move in.**
- ***Reserve Study:*** A reserve study was performed in 2007 by Waldman Engineering, Naperville. The board budgeted for an updated study for 2014. The cost proposed by Waldman was \$2,600. The objectives of the study were summarized, and a questionnaire will be received by Waldman. All members of the board should review and provide input for the questionnaire. A paper copy of the report should be requested in addition to the pdf copy. A motion was made by Max that we accept the Waldman proposal to have the work done as soon as possible, second by Lorri, passed.

7. New Business

- Roof repair proposals were received from Lakeside, and a request for total re-roof work for the buildings was requested. However, rather than address specific roof problems at this time it was agreed that we should await the reserve study, which

will include an assessment of the roof conditions and expected remaining life. There were many roof leaks this winter due to ice problems and record snowfall. Max requested that sufficient documentation be obtained from the roofers so that we can keep an up-dated record of where work has been performed. It was noted that window caulking by Lakeside at 11021, at a cost of \$202.60, was mistakenly billed to the homeowner. It was agreed that **Gayle should request from Lakeside that a more detailed description be provided of future repair work done, including dimensions, so we can keep an ongoing record. Max will create the spreadsheet record from invoices. Gayle will correct the mis-billing to 11021.**

- **Mulch Proposals:** Proposals for 120 yards of hardwood mulch, installed, were received from Matthies (\$8,400) and Acres Landscaping (\$6,600). Max requested Gayle to check to see if Matthies would match the Acres price. A motion was made by Max to do the mulch at the \$6,600 cost, second by Dennis. Motion passed.

8. Homeowner's Session

- The owner of 11061 noted that "live-in guests" have been parking for extended periods in the visitor's lots, and requested that the board limit the time that live-in guests can park in visitor's lots. He suggested that parking by extended guests be up to two weeks would be fair, and beyond that the guest would need to park in the owner's driveway. The board agreed that this is a good idea and it will be handled by the board. **A letter will be sent to residents on the matter.**
- The owner of 11050 complimented the snow removal company on their work during the winter season. He also said the drives should be marked by the snow removal company prior to the season.
- The owner of 11050 asked why the decks couldn't have been extended as well as the patio extensions. Jeff said that the Village made it clear that decks could not be extended beyond 10 feet.
- Leakage through the bathroom area roof was reported at 11021, and 11008 complained about leaking over the north bedroom (as many others have had during this season). The owner of 11008 further asked what the reserve study objectives were. This was summarized from the Waldman proposal by Max.
- The owner of 11050 noted that water has been getting behind the shingles and damaging the fiber board behind the walls.

- The owner of 11050 noted that the asphalt driveways that were replaced this past year were done using a coarse, and cheaper, grade of asphalt. In the future we should request that only “driveway” grade asphalt be used.
- The owner of 11041 suggested we could save money by eliminating snow removal service.
- The owner of 11008 asked how long it would take to do roof repairs on his roof after the reserve study was completed. The board agreed that we should be sure there is no damage to the roof that would allow water intrusion from rain. If there is damage it should be repaired as soon as possible.
- The owner of 11056 complained that new coach light at the entrance was too bright, that it shines in the kitchen, and stays on 24 hours a day. Also, that it was too expensive for the association to replace bulbs, and that this should be done by homeowners.
- The owner of 11056 complained that it would be \$25 to obtain a copy of the Association Declaration. Jeff stated that the declaration and other documents are now available on the Association website: www.chestnutonthegreen.com. **We will notify residents of the website in a letter.**

9. Other:

One item not covered in New Business was raised by Max. D&I offered to provide a cellular one-way phone for the alarm system so that owners would not need a land-line. The cost was quoted at \$70 installation cost and \$10 per month maintenance fee. These fees would be paid for by individual owners. **We will notify residents of D&I issues on a letter.**

10. Next Meeting

The next regular meeting of the Board will be held June 10, 2014 at 7:00 p.m., Indian Head Park Village Hall.

11. Adjournment

Max moved to adjourn at 8:20 p.m., second by Dennis. Meeting adjourned.

Respectively submitted,

Max Moskal
Secretary