

Chestnut on the Green Phase II
Board Meeting Minutes, June 10, 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., June 10, 2014. The meeting place was the Indian Head Park, Village Hall.

2. Quorum Declared

The following board members were present: Lorri Kachurik, Jeff Buti and Max Moskal. Dennis Serafini and Joann DePergola were absent. In addition to the board, Michelle Kenny, representing Hillcrest Property Management, and four owners were present. Michelle is replacing Gayle Simon as property manager. A quorum was declared by Michelle.

3. Approval of Minutes

A motion to approve the minutes of March 11, 2014 was made by Lorri, second by Jeff. Minutes approved.

4. Financial Report

Michelle 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 \$46,647.58 and the checking account of \$6,630.87. Total cash accounts are \$214,608.14 of which \$207,960.31 are reserves. There was a question as to possible penalties for removing funds from a CD to begin roof work this year. Michelle detailed the penalties specified by Mutual of Omaha and Bridgeview Bank for early withdrawal, and it appears we would lose only interest earned, which would be minimal (maybe \$125 to \$150 if the full amount of one of the CDs was removed).

5. Management Report

Michelle presented the management report items (below as old business and new business).

6. Old Business

- **Reserve Study:** A reserve study was completed by Waldman Engineering Consultants, Inc. The draft copy of the report has been received and edits by the board were returned to Waldman. We should receive the final copy of the report

in a couple weeks. It was agreed that the final document, when received, will be placed on the web site by Jeff to be available to owners.

- ***Edgewood Valley Country Club Fence Repair:*** Max prepared a report on the condition of the fence, and the report was previously submitted to Gayle. Lorri was sure the letter went from Gayle to Edgewood but requested Michelle to follow up with Edgewood on our requests for some work needed on the fence and that some trees/shrubs be removed or pruned.
- ***Roof Repairs:*** Michelle reported that the request for proposal (RFP) for reroofing two buildings was sent to roofing companies – Lakeside, Ron Schabes Roofing and Norton & Sons. Additional companies may be considered. The roof condition was summarized for the owners present, with the plan to reroof two buildings this year, and the rest over a total of five years. A letter will be sent to owners after bids are received and evaluated. There is consideration at this time by the board to finance the project by increases in monthly assessment.
- ***Seal Coating Project:*** We agreed to proceed with the American Seal Coating Company, but the low cost for the work, \$1,829.00 was questioned. A motion to approve the work by American was made by Max, seconded by Jeff. If the low cost is found to be in error, we will revisit the motion. The motion passed.
- ***Inside Out Paint Repairs:*** Paint deficiencies by Inside Out were previously pointed out by Dennis, and it was noted that the front of 11055 is peeling. Michelle contacted Inside Out within the past day or so and they were not aware of an issue. After discussion it was agreed that Michelle should coordinate with Inside Out and request that they walk down the buildings to see where touchup work is needed.
- ***Surface Water Status:*** Max summarized the work on French drains planned at 11032 and 11052; the work is scheduled to begin by Matthies the week of June 16th. Leveling of the terrain adjacent to the patio at 11008 will also be done at that time. Max noted that the air conditioner at 11052 needs to be reset to level by Inside Out, or a handyman (Matthies wouldn't do it). Also, the down spout at 11052 needs to be worked on so it drains downhill instead of uphill. Max is to forward details of the AC and downspout to Michelle.
- ***Mulch:*** Lorri reported that the mulch work was completed by Matthies, including mulching of the new trees along the expressway entrance ramp. Lorri walked the landscape with Anne Matthies; Anne will replace one of 12 new trees along the expressway that died. Other dead bushes under warranty will be replaced and others not under warranty that will be replaced at the association's expense. Lorri asked that **Michelle request Matthies to trim the bushes behind 11054 as they have become overgrown around the air conditioner.** Max noted that in March

we approved only the \$6,600 bid by Acres for the mulch, but when it was found the mulch was cheap stuff, we reverted to the Matthies bid for \$8,400. A motion was made by Max to approve the difference in spending, \$1,800; second by Lorri. Motion passed. Lorri noted that she was unclear whether we will be billed extra for mulching the trees by the expressway.

7. New Business

- ***Fire Alarm Monitoring:*** Lorri noted that a letter will be sent to persons who don't check in. They have 30 days to get it fixed or they will be subject to a fine.

8. Homeowner Forum

- The new owner at 11038 asked for clarification on the D&I fire monitoring. Her alarm accidentally went off and she couldn't get it shut off. Michelle was asked by Lorri to send the owner a welcome packet, including the D&I information.
- Owners requested clarification on the cost of reroofing. It was explained that we won't know the cost until bids are received and evaluated.
- The owner at 11053 asked as to the type of shingles to be used in the reroof project. Answer: both architectural and 3-tab shingles are being considered. Ice shield, not used in the original roofing, will be needed.
- An owner questioned whose insurance covers roof damage by storm. Answer: the homeowner's insurance does.
- An owner asked if they could do their own roof work. Answer: No.
- The owner of 11053 asked if her husband, who is in the roofing business, could bid for the work. Answer: Yes, providing his company meets requirements for insurance, license, etc. Lorri noted she would like Michelle to obtain a roof bid from Wendell Roofing.
- The owner of 11043 complained of numerous birds around her eaves. We suggested that she confirm whether or not there were birds entering a crack in the eaves for nesting. If so, she should advise the association and we will repair any openings.
- The owner at 11038 asked for clarification on driveway repair and sealing. It was noted that no driveway repairs are scheduled for this year, but several are to be replaced next year. Seal coating is done every other year.
- An owner asked about the north pond mess of dead cattails. Lorri explained that rehabilitation of the pond is currently being addressed by the Master Association board. They hope to have an answer in a few weeks; maybe place stone on the periphery. Lorri noted that the Master Association board doesn't meet, but they communicate on matters such as landscaping. For example, there are dead trees that need to be removed.

9. Next Meeting

The next regular meeting of the Board will be held September 9, 2014 at 7:00 p.m., Indian Head Park Village Hall.

10. Adjournment

Max moved to adjourn at 7:55 p.m., second by Lorri. Meeting adjourned.

Respectively submitted,

Max Moskal
Secretary