

Chestnut on the Green Phase II

Board Meeting Minutes, December 8, 2014

1. Call to Order

The regular board meeting of Chestnut on the Green Phase II Homeowners Association was called to order at 7:02 p.m., December 8, 2014. The meeting place was the Indian Head Park, Village Hall.

2. Quorum Declared

The following board members were present: Lorri Kachurik, Jeff Buti, Dennis Serafini and Max Moskal. Joann DePergola was absent. In addition to members of the board, Jerry Oswald, representing Hillcrest Property Management, and seven owners were present. A quorum was declared by Jerry.

3. Approval of Minutes

A motion to approve the minutes of September 9, 2014 was made by Lorri, second by Dennis. Minutes approved.

4. Financial Report

Dennis presented the financial report provided in the board packet. The November 30, 2014 financial summary showed cash of \$189,839.35. A check was written on September 9, 2010 for \$35,638.00 to cover the deposit for Norton Roofing for the re-roof work. The deposit was toward approximately \$109,000 for 2014 roof work that is still in progress. When roof work is completed, we will need to pay an invoice of about \$71,000, probably in January, for completion of the 2014 project work. The reserve balance will be taken down to slightly over \$100,000 when the payment is made. Max indicated that the work to date indicates that cost so far are running slightly over budget for the roof work, possibly \$2,000.

5. Management Report

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

6. Old Business

- **Inside- Outside:** Jerry noted that our concerns of caulking deterioration (or inadequate caulking) since the 2013 painting job were forwarded to Inside-Outside, but he has not heard back from them. Jerry stated that the caulking is

likely covered by the warranty or we would have heard back sooner from Inside-Outside. He will keep us advised on the matter.

- **2015 Budget:** Max moved that the 2015 proposed budget be accepted as previously distributed, second by Lorri. The motion passed.
- **Colant Landscaping Snow Contract:** Motion by Max to accept the Colant proposal #2162, second by Lorri, motion passed.
- **Fire Alarm Monitoring:** Jerry noted that two units are not reporting in with D&I; one of which is in the process of being sold and is not considered a problem. The other will be discussed in the executive committee meeting.
- **Miscellaneous:** Jerry noted the miscellaneous section of the written packet covers work order history, correspondence, violations, bids and call service logs for the board's review.

A motion was made by Max, second by Dennis to approve the Management Report; motion passed.

Max requested that the additional Old Business items remaining from the September meeting be covered:

- **Edgewood Valley Country Club Fence Repair:** The issue about the fence is still pending. The report still has not been forwarded by Hillcrest to EVCC. **Action: Max to forward another copy of the report to Jerry, and he will work with EVCC to see if they will do work we requested on the fence and that some trees/shrubs be removed or pruned.**
- **Homeowner Insurance Status:** Jerry acknowledged that the status of owner's insurance policies will be monitored by Hillcrest.
- **Sign on 72nd Street for No Parking:** It was agreed that **Max will contact the Village office to see if they will post a no parking sign on the south side of the street, in the region west of the bridge to Wolf Road.**

7. New Business

- **2015 Landscape Contract:** The Matthies' contract for 2015 landscape work was previously signed by Lorri, though there was some confusion as to whether it had been approved. A motion was made by Dennis, second by Jeff, that the landscape contract for the budget amount (\$19,000, which is only \$80 more than for 2014) be approved. Motion passed.
- **Meeting Dates for 2015:** The coming year Board meetings were established as the second Tuesday of the month in March, June, September and December. The second Tuesday will be the alternate, in event that the Village board room is not

available on the second Tuesday. **Action: Jerry will set this up with Kathy at the Indian Head Park village offices.**

8. Homeowner Forum:

- The owner at 11061 asked if we could clarify the snow removal contract as to salting and removal of snow from the drives and walkways. Answer: Snow is removed if 2 inches or more. Salt is applied at the driver's discretion. Return plowing is based on the amount of snow fall; over 6-8 inches usually requires return plowing. The Village is supposed to plow the 72nd Street spur, but sometimes waits until the end of the day. It was noted that Colant must not leave driveway snow in the middle of the street, even if the Village has not removed street snow. **Action: Jerry will send an email to Colant on the matter and copy the board.**
- The owner of 11012 asked on the timetable for replacing the gutters his building. Answer: The roofer was to begin that in the current week, weather permitting. Work on reroofing the third building (11050-56) is also to begin this week.
- An owner asked how a wireless phone could be applied to the alarm system. Answer: D&I will handle this for a cost of \$70, and the on-going service cost paid by the owner for the phone is \$10/month.

9. Adjournment

Max moved to adjourn at 7:35 p.m., second by Dennis. Meeting adjourned. (The annual meeting followed).

Respectively submitted,

Max Moskal
Secretary