

Chestnut on the Green Phase I Board Meeting Minutes

February 7, 2022 – 7:00 PM

The meeting was called to order by property manager Sneed at 7:00pm
Board members in attendance: President- Jon Buralli, VP- Kim Blaze, Secretary- Carol Rettker, Treasurer- Joan Rucker, Director- James Ryva. There were 8 homeowners in attendance along with Laura from Elite Management.

Carol motioned to approve the minutes from the November 15th 2021 Board Meeting
Jon seconded, motion carried

Jon motioned to approve the minutes from the November 15th 2021 Annual Meeting
Carol seconded, motion carried

Financial Report December 2021 – Elite

Operating Funds - \$30,022.74

Reserve Funds - \$16,274.92

Total Assets - \$48,509.02

Management Report

- Paramount has completed several removals this year as well as a few salt applications. Owners have reported they are happy with the service this year.
- The annual aerator maintenance was completed by basic irrigation.
- Marek was contacted to repair window trim at 7241 FCD.
- The Village is requiring the Association complete one pillar repair this spring. One proposal has been received we are waiting on one other. Since this is a small job we have had vendors decline to bid.
- The bi-annual gutter cleaning took place at the end of November.
- Correspondence sent since the last meeting included the Association newsletter and the end of year financial information.
- The special assessment letter prepared by the board was mailed to all owners including notice of meeting and proxy.
- Coupon books were ordered and submitted to all owners not part of the auto pay program.
- Unit 7275 closed on January 14th for \$295,000.00. The new owners have been mailed a welcome packet with Association information.

Buildings and Grounds

There are no items up for approval

Open Forum

There was some questions about wires on the property, this being a Comcast cable issue.

One resident suggested asking for Village involvement to get this problem remedied

There was discussion about deck stain.

There was a question about pain ting the skirt board around the decks.

There was a question about the permit costs for the deck project.

A motion was made by President Buralli to adjourn the regular board meeting at 7:12 pm.
Kim seconded, motion carried.

Chestnut on the Green Phase I Special Assessment
Meeting Minutes February 7th 2022

1. The meeting was called to order at 7:13pm.
2. Board members in attendance: President- Jon Buralli, VP- Kim Blaze, Secretary- Carol Rettker, Treasurer- Joan Rucker, Director- James Ryva. There were 8 homeowners in attendance along with Laura from Elite Management.
3. Property Manager Sneed thanked the board for reaching out to owners by knocking on doors explaining the need for the special assessment. Director Ryva thanked owner Ann Dee for the letter she prepared to her neighbors also detailing the need for the special assessment
4. A Quorum of 67% or 33 Units is needed for the special assessment to pass.
5. A Quorum was established via proxy
6. Results – 35 owners in favor the special assessment.
7. The 2022 special assessment of \$2,000.00 is passed. A letter will be mailed to owners along with an invoice and timeline for payment.
8. President Buralli motioned to adjourn the meeting at 7:35pm Kim seconded, motion carried.