

02/19/07

Board of Directors Workshop # 3

Attendance: Jim Biggs (President)
Randy Zaleski (Vice President)
Chris Hogan (Secretary)
Brian Rominski (Treasurer)
Eric Eichelkraut (Director)

- 02.19.01) Next Meeting, 02/26/07, 6:30 pm. (1st, 2007 Quarterly meeting) Location is the Messenger Library, North Aurora in the Large Meeting Room.
- 02.19.02) Discussed the Neighborhood watch program and the need to incorporate the block captains. People need to get involved with the community.
- 02.19.03) Reviewing the CHOA Supplemental Budget.
- 02.19.04) Eric would like to make a motion at the Quarterly meeting to review the collection process and enforce it with those who are not in compliance.
- 02.19.05) We discussed the need to get the supplemental passed out to the subdivision and ASAP. Jim is going to pass out the Supplemental Budget on 02/20/07.
- 02.19.06) Randy suggested doing the Supplemental Budget in a Profit and Loss Statement (P&L Statement format).
- 02.19.07) We discussed the need to show why the 2007 Budget is reduced to the Homeowners.
- 02.19.08) We will provide both the CHOA Supplemental Budget and the P&L Statement to the Home Owners.
- 02.19.09) We discussed that we have not set money aside for attorney fees and we believe that there will be funds available with the funds we have allocated with in the budget.
- 02.19.10) We discussed the need to review the Legum & Norman's contract (2006 CHOA Management Company). It will be up in May. We will their contract in depth after the 02/26/07 meeting.
- 02.19.11) Discussed the need to review the Pizzo and Associates, Ltd. contract (2006 CHOA Wetland Stewardship). We need to review what we are receiving as far as services for the money we are paying them.
- 02.19.12) We need to discuss the goals that we would have for the Wetlands as far as what we would like them to look like in the future.
- 02.19.13) As far as the Wetlands go. It is important to get an assessment from a professional who knows what we would need to do to keep them up. Jim has made contact with the Kane County Forest Preserve for information with regard to them.
- 02.19.14) Discussed the need to get community groups involved like: Boy scouts, Schools, Library and Forest Preserve. If we can get these types of groups involved. They might be able to help with the maintenance of the Wetlands by letting groups use the area for research. Hold Harmless agreement/Insurance Requirement information will need to be looked at closer.

- 02.19.15) Discussed the need to have a Finance Committee review contracts, and review bids for contracts within the subs.
- 02.19.16) Discussed the need to review the Balanced Environments Inc. contract(2006 CHOA Landscaper) and the Money we owe them. This will need to be discussed after the 02/26/07 Quarterly Meeting.
- 02.19.17) Discussed the need to review the rules and regulations. They need to be amended to fit our association's needs.
- 02.19.18) Randy explained the Rules and Regulations that were created and why they were. The existing Rules and Regulations were never approved. They need to be implemented in some fashion to keep up the appeal of this subdivision.
- 02.19.19) Create sign up sheets for people to sign up for the committees. The sign up sheets need to be posted on the forum.
- 02.19.20) We need set up a power point presentation for the meeting on the 26th, 2007.
- 02.19.21) We discussed the Forum Website and the need to make this private to the CHOA exclusively.
- 02.19.22) Eric made a motion to make the Website Forum private. Jim seconds the motion. This will be ratified on the meeting on 02/26/07.