

**Chesterfield Homeowners Association**  
**October 29, 2007 Meeting**  
**Messenger Library**

In attendance – Eric Eichelkraut, Brian Rominsky, Randy Zaleski, Jim Biggs, Chris Hogan.  
Meeting - 6:40 to 8:45

Approval of Sept meeting minutes. Approved - unanimous

**Treasurers Report - BRIAN**

\$74,777.26 cash assets (as of 9/30/07)

\$16,487.01 receivables (delinquent assessments)

2008 budget – review and give commentary to Brian.

Kelly Henry (Baum Property Manager) wants to get budgetary report out to residents.

December meeting set for the 20<sup>th</sup>.

**Will December meeting be held at the Library or Valley Community Bank - BRIAN**

Elections are held in December, for last Monday of Jan takeover.

Individuals must be reelected > Eric, Chris, Randy.

Keay & Costello – Baum’s legal team.

**Can phone calls be made to outstanding assessment fee’s (Baum)? BRIAN**

First round of collection letters proposed.

40 addresses delinquent for a total of \$16K.

Reiterated new delinquency ruling (see Sept Minutes for procedure)

**Let Kelly know what our collecting procedure is (only up to 50%, or limit \$500). ERIC**

**Contact Kelly in regards to what fines we can assess for outstanding collections. BRIAN**

**Rules & Regulations - BRIAN**

Cost to rewrite Covenants/Conditions (CC) - \$2,800 + Kane County fee.

To change the CC requires the approval of 75% of the home owners.

Inserted into budget?

Brainstorming how to overcome the 75% owners approval bylaw.

Board recommends action items.\

- Property Inspection report by Baum. Determine what we want Baum to look at.
- Kelly is going to continue to send violation suggestions. It's up to board to approve.
- Reminder letter to go out to homeowners regarding violation types..items in our R/R.
- A home owner raised the point that home owners who violate village or Chesterfield code enforcement should inquire with the Board if they wish to request help with such items. Logical cases are for senior citizens, impaired home owners, etc. The item will be considered as a future Newsletter column, in which residents would be asked to help with the labor side of these issues.
- We shut down the irrigation from the winter
- Tree cut down on front west side of Chesterfield entrance.
- Quotes for pond cleaning and maintenance being taken.

**Pizzo & Assoc – Jack (representative and owner of Pizzo Assoc.) to discuss outstanding invoicing owed to this company.**

> **Outstanding** – 2 invoices have not been paid for a total amount due of \$7,470.15. A finance charge which now exceeds 90 days in excess is at \$535.39 as of Oct 29, 2007.

- > We have questioned if Pizzo exceeded the contractual fiscal amount (\$60K).
- > Jack stated that if Pizzo exceeded the contractual amount of \$60K, his company would refund the balance.
- > Were the man-hour assessments indicated on the invoicing correct?
- > We have asserted to Jack that they have exceeded the \$60K amount that the contract was not to exceed, over the three year period. Our current belief is that we have paid Pizzo somewhere between \$100-130K.
- > **Brian is going to ask Kelly to obtain proof of payment for all Pizzo invoicing. BRIAN**

According to Jack, Pizzo provided 6 visits in 2006. It was to include \$45 per man hr. with herbicide as an additional fee. Jack has agreed to provide the board with a lifetime of invoicing concerning Chesterfield.

Board finalizes agenda, opens the forum to resident questions/concerns.

Concerns raised:

Billing for assessments

Stop signs/speeding through community

Recent vandalism

Projects – pond pier, ball fields, etc

Community assistance to those in need/committee's

Meeting adjourned @ 8:45.