

**Crestlake Homeowners Association
BOARD MEETING MINUTES
September 19, 2013**

Call to order by President Paul Duitsman at 7:05pm.

Roll call

Paul Duitsman/President-Present	Art Rapp/Vice President-Absent
Adāna Adams/Secretary-Present	Dennis Hueber/Treasurer-Present
Daniel Wilson/Sergeant at Arms-Present	Michele Guido/Member at Large-Absent
Mike Birt/Member at Large-Absent	
Jay Huffman/Member at Large-Absent	

Michelle moved approval of minutes from March Board Meeting.

Paul seconded.

Unanimously approved.

Treasurer's report

The Treasurer's Report was sent to members via email by Judie Puzey.

Late notices have been sent to .

Adana moved approval of the report.

Paul seconded.

Unanimously approved.

Secretary's report – Adāna Adams

Home sales:

505 Hawthorne	1717 Magnolia Dr	512 Cedar Dr	1703 Juniper Ct
612 Sycamore Dr	511 Winston Dr	614 N Glover Ct	1704 Magnolia Dr
404 Birch Ct	515 Hawthorne	618 N Glover Ct	1606 Magnolia Dr
1509 Grand Ave	518 Hawthorne Dr	530 Hawthorne Dr	605 N Glover Ct
504 S Glover Ct			

Adana will send a copy of the spreadsheet kept of home sales and new owner names to Judie Puzey to be sure she has the updated information.

Dennis moved approval of the report.

Michelle seconded the motion.

Unanimously approved.

COMMITTEE REPORTS:

Architectural – Mike Birt

No report

Ponds and Commons – Daniel Wilson

Bids are completed and work can soon begin on the ponds.

Web and Communications – Mike Anderson

No report

Hotline report – Paul Duitsman/Art Rapp/Adana Adams

Calls have been received about the late payment notices and the late fees.

CONSTRUCTION AND POND REPAIR:

Results of the bids were read that were submitted by Duce Construction (sent to CHOA members prior to bid requests of the two other firms), Daniel Ribbe Trucking, and S&S Construction.

Bidding results favored the following firms:

Magnolia Pond Remediation:

Standard Rip-Rap

Ribbe Trucking will do the work for \$54,660.00

Grand & Park Lake Repairs:

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Duce Construction will do the work for \$11,515.00

Daniel will get all the insurance and contracts in place and oversee the work that is done.

Paul moved we spend the \$152,925.00 to remediate Magnolia pond and repair Grand and Park ponds with rock and grout. CHOA will borrow \$100,000.00 for the remediation and repair project and use approximately \$50,000.00 of our money in the treasury to begin the work as soon as possible.

Dennis seconded.

Unanimously approved.

AERATOR ON MAGNOLIA POND:

The aerator on Magnolia Pond will need to be rebuilt at a cost of \$352.00. It was determined this should be done annually or every other year. Michael Scott will do the repairs.

Daniel moved that we budget \$200 per year for the rebuild of the aerator as needed.

Michelle seconded.

Unanimously approved.

GRASS CARP:

Art contacted Champaign County Soil and Water (CCSW) to ask about arrangements for the purchase, permits and delivery of grass carp for our ponds. They will deliver in the spring and the delivery fee to St Joseph is \$175, plus the cost of the fish at approximately \$10-\$12 per fish and the cost of necessary permits.

Paul moved that CHOA buy grass carp per Michael Scott's recommendation from the fishery for all the ponds and have Champaign County Soil and Water deliver them in the spring if Art and Daniel do not wish to pick them up.

Dennis seconds.

Unanimously approved.

Next Board meeting – November 21, 2013

Adjournment

Dennis moved to adjourn the meeting at 7:45pm.

Adana seconded the motion.

Unanimously approved.

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