

Cottage Acres HOA Board Minutes
Allure Activity Center
November 9, 2024

The Meeting of the CAHOA Board was called to order at 2:00 pm at the Allure Activity Center in Sterling, IL by Julie Sprecher, President.

Board members present: Julie Sprecher, Darla Stigall, and Phyllis Houck
Property Manager Present – Hani Salazar

Owners / Visitors in Attendance:

Jan Kuepker
Linda Topp
Helene & Michael Moreth
Deb Riggins
Linda Dowd
Connie Hoagland
Janet Meter
Adele McDonnell
George Vrhel
Peg Landes
Laurie Gingrich
Chyrel Magill
Elizabeth Wiltshire
Rene Morris
Susie Cedro
Bonny Brown
Elaine Forward
Lisa Kranov
Peggy Harrington
Rhonda Wait
Carolyn Reuter
Sheryl Beien
Roger & Pam Aschbrenner
Eleanor Klein
Patricia & Lyle Freas
Linda Chouinard
Marsha Edeus
Arletta Shuman
Debra Sels
Penny Lindstrom
Melissa Schott
Joel Klein

Prior meeting minutes

- Approve the minutes from September 21, 2024.
 - **Motion by Phyllis Houck Second by Darla Stigall Motion Passed**

Financial Reports

- Approve the Profit & Loss Jan-Oct 2024
 - **Motion by Darla Stigall Second by Phyllis Houck Motion Passed**
- Approve the balance sheet Jan-Oct 2024
 - **Motion by Phyllis Houck Second by Julie Sprecher Motion Passed**
- Approve the Jan-Oct 2024 Disbursements
 - **Motion by Phyllis Houck Second by Darla Stigall Motion Passed**

2024 Cottage Acres Building Inspection

- **Motion by Darla Stigall Second by Julie Sprecher Motion Passed**

Ratification of Actions Taken Without a Meeting (ATWMS)

- Ratify the actions taken in the 4 ATWMS listed below.

2024/09/27 (50) Houck, Phyllis—approve the owner's request to remove a lilac bush and plant a knockout rose bush.

2024/10/03 (17) Landes, Peg – approve owner's request to remove bushes in front of owner's unit.

2024/10/18 (69) Administration – approve the creation of the Nomination Form and Guidelines for new Board members.

2024/10/24 (48) Warren, Bernice – approve the owner's request to replace the back patio door. The new door will look exactly like the one being replaced.

- **Motion by Phyllis Houck Second by Darla Stigall Motion Passed**

2025 Budget Proposal

- **Motion by Darla Stigall Second by Phyllis Houck Motion Passed**

Projects & Property Repairs 2024

- Plans to complete post lamp repair at 806B Coventry Lane
- Received updated roof grade from T.A. Licocci Construction

Other Project Considerations for 2025 will be given to the new CA Board

Adjournment

- Motion to adjourn at 2:04 pm.
 - **Motion by Phyllis Houck Second by Darla Stigall Motion Passed**

