

Cottage Acres Homeowners Association

Board of Directors Open Meeting

Friday, August 23, 2019

Board Members Present: Tim McNinch, Harriet Bushman, Chris Troye, Mary Troye, Peg Wills

Others: Kent Bushman

Meeting Called to Order at 9:00 AM by Tim McNinch, Board President

Action Items:

- A) **Agenda** Tim will send out Agenda for upcoming meeting on Sept. 7, 2019
- B) **Signs** Amend number of signs in yards. It should include rent sign and for sale sign. No other signs.
- C) **Roads** Received recommendation not to use Porter. We need more estimates. Chris will get estimates from McDonald Trucking and Paving Ohio, IL 815-376-5261. And Advanced Asphalt Co. Princeton IL. 815-872-9911. Tim will call Dennis Ricklefs for information. Dennis Whiteside said the Nursing Home is ready to do roads whenever we are.
- D) **Roofing** Mary called Tom Licocci regarding skylight leaks. He is very busy and short handed. He will not be able to put tarps on 904A-B Village and will not be offended if we found someone else to take care of this. Mike Doyle M&M Construction, Rock Falls IL. Will repair leak at 807A Florence and will put tarps on 904 A-B Village
- E) **ComEd Bill** Harriet trying to find out information regarding ComEd bill that originally went to Regency Nursing Home. She called ComEd to find out location of meter. Instructions were vague "Left side of road by pine". She will go back to the Nursing Home and look into this further.
- F) **Power washing** Chris and Kent have completed 19 buildings and have 14 to go.
- G) **Next Meeting** We need a location for next meeting. Tim will check with the Chamber of Commerce, Peg can get chairs and she will check with Franklin School Library.
- H) **HOA Phone** Tim will check on phone.
- I) **HOA Computer** 1 year subscription for Microsoft Word expires January 29. Will continue to use One Drive .
- J) **Voting** We discussed that multiple owners need to assign one voting member. Many Proxy votes have been turned in.
- K) **Landscaping** Need to pay August to November. Need to get a quote for next year.
- L) **Street Signs** Mary painted letters on street signs, they are rotted and in bad shape. Katey Court sign was ran over and broke off at base. Chris replaced post and cap. Mary spoke with Melanie at the City

of Sterling Public Works regarding street signs. City is not responsible since Cottage Acres is privately owned. S&B can make metal signs for \$22.00 each x 7 = \$154. Cost of post, cap and bag of concrete is \$17.59 x 6 = 105.54 Total cost to replace all = \$259.54. Tim made a motion to replace signs, Peg seconded the motion

Informational Items

- We must discuss at next meeting that the Annual meeting in November is critical. People must be thinking of recommendations for new board members.
- Budget must be ready for next meeting.
- Pro rated fees must be worked out with new buyer.
- Late fees 1.5% per month.

Meeting Adjourned at 11:35 AM