

Cottage Acres Homeowners Association

Board Meeting

Friday October 11, 2019

Location: Rusty Fox

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

Meeting Called to Order at 2:00 PM by Tim McNinch, Board President

Action Items:

1) Proxy's

Currently there are a total of 14 proxy's.

2) Patios and Walkways

Sidewalks going to the units and patios should be maintained by the homeowners.

3) Lamp Posts

The lamp posts and all outside electrical fixtures are the responsibility of the homeowners.

We estimate that there are 24+ that aren't working.

We estimate wiring new lights would be a minimum of \$400.00 per light

Discussed use of LED lights instead of lamp posts

4) Taxes on Common Areas

This coming year includes the two HOA units that have not yet sold.

5) Mailing to Homeowners

Annual meeting notice November 9th 2019

November invoices will be sent out by October 19th 2019

Along with the invoices will be Amend notices for the November 9th meeting

6) Roads

Todd Francque from T&M Contracting and Construction will patch the roads for now.

An overlay will be scheduled for spring of 2020

7) American IL Water

Harriet will look into fact the we have not received water bill for 2 months

Informational Items/Questions

- 20% Rule on 55+ Do we want to create a list of occupant ages (birth dates) to validate the 80% 55+ age. Maybe change the 80/20 to 85/15
- Who pays fees when unit sells in mid month? Owner of record on first of the month.

- New board members will be voted on at the November 9 meeting. The new board members start the day they are elected. Former board members will be available for the transition period
- Social Calendar. Birthdays and names for a local directory. Up to owners, not a CC&R issue

Meeting Adjourned at 4:20 PM