

Cottage Acres Homeowners Association

Board Meeting

Tuesday November 12, 2019

Location: Air Play

Present: Tim McNinch, Harriet Bushman, Kent Bushman, Chris Troye, Mary Troye, Peg Wills, Mary Ellen McNinch, Bill Long, Roger Hoffman, Penny Lindstrom, Elaine Forward and Rhonda Waite.

Meeting Called to Order at 6:10 PM by Bill Long

Discussion

Electricity

The quad has 5 meters; 4 for the units and 1 for the hallway. The hallway is the HOA responsibility.

There is a meter by the road that the Nursing Home recently gave bills to the HOA. The bills show \$.43 in electricity and \$40 some in other costs. Harriet tried to have the meter shut off but Com Ed said it belonged to the Nursing Home. Harriet returned the bills and told the Nursing Home they could do as they pleased with the meter. It is believed the meter may be for the entrance sign light and possibly the Yard lights on the first phase of building.

Plowing the Roads

The Regency Nursing Home is responsible for plowing the roads for 5 years.

Activity Center

The HOA has access to the activity center for 2 years from January 2019 at no cost, after that for 10 hours per week at 75% of the normal rental rate.

Lease of Units

At least one person living in a leased unit must be 55 years of age or older.

A Lease Agreement must be filled out by the owner and submitted to the HOA board.

Satellite Dishes

May not be mounted on roofs or common areas without Board approval.

Those that are mounted in the common areas and/or on roofs have either been grandfathered in or given written authority by the Board.

Painting

The Painters started in August and have completed 32 buildings, with one building left.

Units

There are 33 buildings with a total of 68 units

The HOA owns 2 units

Corporation owns 4 units

Birth dates

Homeowners birth dates are needed to comply with State Law on a 55 and older community.

Responsibilities of outgoing board members

Each board member explained his/her responsibilities.

HOA Attorney

Matt Cole with Ward, Murray, Pace and Johnson which is also the HOA address of record with the State.

HOA Bank

Sauk Valley Bank

New board President, Vice President, Treasurer and Secretary must go to bank to get signatures put on account.

A copy of these minutes must be taken to the bank for proof of new board members.

All checks need the signatures of two board members.

HOA Taxes

Taxes are paid for 2018.

2019 taxes must be paid next year.

Priorities

- **Landscapers**

Proposal from Sterling Gardens was given to the new board.

- **Roads**

Proposal from T&M Paving, Todd Francque was given to the new board with explanation of what it covered and possibility with some road profiling the cost could go up 5 to 10k. Also need list of owners who want their driveways widened at their cost, it would be approximately \$1000 for 8'x21' addition but could vary some from drive to drive. T&M Paving would want to know this ASAP so they could prep them and let settle before blacktopping roads.

- **Roofing**

Roofing is an ongoing priority

- **Insurance**

Due the end of January

Board Positions

Decided by the new board:

President - Roger Hoffman (1 year)

Vice President – Penny Lindstrom (2 years)

Treasurer - Bill Long (2 years)

Secretary – Elaine Forward (1 year)

Member at Large – Rhonda Waite (2 years)

The new board has set up a date to meet.

The old board will be available for any questions or concerns

The meeting was adjourned at 7:40 PM

Submitted by Mary Troye