

## **Cottage Acres Homeowners Association**

### **Board of Directors Special Meeting (called by majority of CA HOA Board) Minutes**

**Wednesday, April 8, 2019 10:30AM**

**Air Play Sterling, IL**

#### **Attendees:**

Tim McNinch

Harriet Bushman

Peg Wills

Chris Troye

Mary Troye

Meeting called to order at 10:30 by Chris Troye

Harriet nominated Peg Wills to fill vacancy on board.

No other nominations

Nominations closed

Peg Wills voted unanimously

Chris nominated Tim McNinch to fill vacancy for President

No other nominations

Nominations closed

Tim elected by acclamation

March 9, 2019 Meeting Minutes

Approved as amended by all

March 15, 2019 Meeting

Was not called to order

Information will be saved with minutes

March 21, 2019 Meeting Minutes

Approved as amended by all

March 25, 2019 Meeting Minutes

Approved as amended by all

April 3, 2019 Meeting Minutes

Approved as amended by all

### **Estimates:**

#### **1. Insurance**

Insurance to cover all CA HOA structures

Motion by Tim and second by Peg to forego any further quotes and accept the Trinity quote from Cam Plotner and notify the owners that they have structure coverage and only need to insure the contents (Renters Insurance)

#### **Discussion:**

Additional quotes, at this point, are almost worthless due to the fact that past CA HOA President Carl Thornblad had committed to the coverage from Trinity Agent, Cam Plotner, without a board vote and approval.

There would be legal problems and probably way to expensive to try to backout at this time. We also have Owners paying for insurance when they already have coverage with Trinity.

As a matter of information, we did have one other quote, at this time, which was approximately \$26,000 per year higher.

Adami Insurance had no companies that would write a policy to cover entire CA HOA.

No further discussion.

All in favor – 5

All opposed – 0

#### **2. Roofing**

Harriet received 2 quotes for 2506 A and B

**Reitzel Roofing:** 20-year shingle \$17,000

**Tom Licocci:** 30-year shingle \$12,750

**Sterling Commercial Roofing** 40-year shingle \$18,500

**Discussion:**

Harriet will ask Barb Kobbeman if she is fixing her own skylight.

Asking for skylight quote.

Peg asked did we get money from corporation for roofing

Further discussion needed.

### **3. Painting:**

#### **Quotes:**

**Sauk Valley Painting:** including power washing all trim \$450 for first 10 - \$400 if more than 10

Added quote for Power Washing all building \$400 per building

Will start July 1, 2019 and finish August 1, 2019

#### **Chris received quote:**

**Prater Painting:** Prepare surfaces for paint and paint surfaces of: Rail work on front porches, trim on garages, main trim band around top of units and all trim that can be painted using Sherwin Williams Super Paint.

This does not include garage doors, entry way doors or shutters.

Power washing is also available at an additional charge.

Cost per large double unit \$3600.00

Cost per small double unit \$2700.00

**Dieterle Painting:** no reply

**Paint Dr.:** no reply

#### **Discussion:**

Invite Sauk Valley to power wash and paint one unit as their sample building (903 A and B Florence Lane)

Decision made

Vote needed

### **4. Power Wash Buildings**

Harriet received quote:

**Bright and Clean Services** (Robert Love): Power wash all buildings \$1155 for all units, \$3125 for everything

#### **Discussion:**

Harriet will clarify type of power washer, start and finish dates and possibly look at some work

Further discussion needed

## 5. Clean Downspouts

Harriet received quotes:

**Bright and Clean Services** (Robert Love): \$560 one time, \$1120 twice a year

**Sterling Gardens:** \$3500 one time

Further discussion needed

## 6. Window Washing

**Bright and Clean Services** (Robert Love): \$725 one time, \$1450 twice a year

**Sterling Gardens:** \$4000.00

Some units have outside screens

Further discussion needed

## 7. Mud jacking

Chris notified:

**Todd's Mud jacking** 1801 1<sup>st</sup> Ave Silvis IL 61282

Contacted March 29, 2019 Spoke to Melissa. Will do a walk through and determine estimate on Tuesday, April 30<sup>th</sup> between 9:30 and 10:00 AM Chris won't be here on that date and he will contact Melissa and give her contact information for Tim, Peg and Harriet.

**Mid America Basement Systems** 4525 Buckeye St. Davenport IA 52805

Contacted on March 27, 2019 Spoke to Wendy. Received information packet. Will do walk through on May 9, 2019.

Chris won't be here on that date and he will contact Wendy and give her contact information for Tim, Peg and Harriet

Further discussion needed after estimates received

## 8. Roads

**Porter Brothers \$140,000 - \$150,000**

Discussion needed will add to agenda for next meeting for input from home owners

### Further Discussion:

#### 1. HOA Properties

710 A Coventry

903 B Florence

903 B Coventry Lane

Chris:

Entry way carpet fixed

Black spot around vent in kitchen fixed

Estimate received from Brothers Carpet to replace carpet with builder grade \$2500.00. Use this price as counter point to replace carpet for selling unit.

Chris will contact Jim Cesarek and tell him to put units back on market.

Mary made motion and seconded by Tim

## **2. Benches**

Chris repaired two damaged benches near gazebo

All benches need power wash and paint

Further discussion needed

## **3. Entry Way Sign:**

Chris received quote for entry way sign:

**S&B Signs** 1507 E. 3<sup>rd</sup> St.

34.75" by 63" Aluminum pan to replace existing sign

COTTAGE ACRES

55 AND OLDER COMMUNITY

\$551.73 installed

Will vote at next open board meeting

## **4. Ashley Johnson Responsibilities:**

Ashley will continue to work as Independent Contractor

Will pay bills

Send out invoices

Take phone calls

## **Next Meeting Wednesday, April 24, 2019 3:30**

Ashley will send out letter postmarked at least 10 days prior to meeting date

**Meeting adjourned at 1:30 PM**

**Submitted by Mary Troye**