

Cottage Acres Homeowners Association

HOA Home Owners Meeting

Saturday, September 7, 2019

Location: Franklin School Library

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

Others: As per sign up sheets:

Sharon Gallegos, Barb Kobbeman, Irene Hurches, Elsi Iben, Steve Nicpon, Linda Dowd, Mary Ellen and Louie Segneri, Michael and Helene Moreth, Ruth and David Rodekamp, Jennie Brauer, Rick Wagner, Tom and Ramona Friedlein, Adele McDonnell, Helen Block, Mike Gatz, Rene Morris, Tina Gould, Tom and Deb Tiesman, Marty Wade, Chris Kyznat, Phyllis Houck, Diana Smith, Bernice Warren, Carlene Jenner, Ann Merritt, Elmer Wise, Lori Johnson, Loren Freed, George Vrhel, Bill Saunders, Donald and Linda Topp, Lisa Kranov and Jennifer Kranov

Meeting Called to Order at 2:30 PM by Tim McNinch, Board President

Action Items:

1) Road Repair Quotes.

We have received quotes from Porter Brothers, Civil Construction and McDonald Paving. We would like to go with the best deal. We are awaiting a final estimate from Civil.

2) Power Washing

Bids for Power washing was outrageous.

Chris Troye, Kent Bushman and Tim McNinch have been volunteering their time. They have spent many hours on this project, using Kent and Tim's power washing machines, and being reimbursed only for the gas to run the power washers.

As of Friday, September 6, 2019, 26 buildings have been power washed and 7 remain. Remaining buildings are 710, 801 Coventry Lane and 2402, 2403, 2404, 2405 and 2406 Coventry Court. Coventry Court buildings do not have outside water faucets, not sure if water is even turned on. It was brought to our attention that 2402A Coventry Court has water turned on. However, will need access to the garages to get to the faucets. Mary Troye will call Realtors to get access to garages.

Appreciation was shown by all for their efforts

3) Lamp Posts

Chris and Kent have also been volunteering their time to repair light posts.

They have found many different issues from the breaker being turned off in the garage, replacing sensors, new bulbs, unhooking ballasts and removing bird nests.

41 were not working

22 have been fixed

They will have to call an electrician to fix those that they are unable to repair.

4) Sauk Valley Painting

The painters got a late start due to the weather.

The price being paid is \$400-\$454 per unit

7 buildings have been painted and they are working on the 8th

5) Roofing Issues

807 A Florence Lane has had the vent pipe replaced, rebooted and new shingles by M&M Roofing.

906A-B Village Lane – The roof was replaced by a company the corporation hired late in 2018. There have been leaking issues ever since then. Boss Roofing has been hired to repair. 2 new skylights have been ordered. They will also replace flashing around the chimneys, new boots around waste pipes and nail shiners.

6) Landscaping

Displeasure was voiced by many regarding the mowing and the slowness of the tree trimming and stump removal.

The stumps will be removed after the growing season.

It was stated that it would be beneficial to have someone here daily to keep up with the mowing, weed spraying and trimming.

7) ComEd Bill

Harriet is continuing to work with ComEd to find out information regarding bill that originally went to Regency Nursing Home.

8) Committee for Coffee Hour

It was brought to our attention that the HOA has a budget for social expenses.

Volunteers were asked for, to run a Social Committee

A) Meet for coffee or lunch somewhere

B) Meet once a month, once a week, committee could decide.

C) HOA will provide the first coffee for the get together.

D) Previously most people would provide a treat for the coffee time.

E) Set out a donation can for help toward the treats

No volunteers at this time.

9) Update on Cottages Sold

There are 68 units

As of March 9, 2019 12 units were occupied

As of September 6, 2019 a total of 34 units are occupied

10) HOA Units

There were three units turned over by the Corporation on January 28, 2019 to the HOA.

The first unit that was donated was sold on September 5, 2019 for a profit of \$59,832.15.

There are still 2 units for sale; 710 A Coventry Lane and 903B Village Lane

11) Satellite Dish Placement

There are 12 dishes in Cottage Acres. Dishes prior to January will be grandfathered in.

Otherwise dishes must be positioned correctly or have CAHOA Board approval for an exception of the Covenants and Bylaws.

12) Leasing of Unit by Owner

Paperwork is required by HOA for leasing a unit
At present, 6 units are being leased

13) Reminder of Pets

No unleashed dogs should be allowed to run free.
Please clean up after pets.

Informational Items/Questions

- Welcome packets were handed out to all present
- Amendments to some bylaws will be voted on at the November 9 meeting.
- Please keep in mind new board members will be voted on at the November 9 meeting.
- There are a few rumors being spread throughout the area. Please ask if there is any doubt regarding news that you might hear. Remember, if it doesn't sound right, please ask.
- Budget must be ready for next meeting.
- Taxes will be based on purchase price.
- Units are considered to be Town homes.
- Some have volunteered to paint gazebo and benches. They must be prepped before any painting can be done.
- Forms were available as needed for
 - Updating Records
 - Survey of Age Verification
 - Proxy Forms
 - Sign up for receiving copy of the Covenants and Bylaws
 - Lease Agreement

Meeting Adjourned at 3:40 PM