

July 20th, 2020 Board Minutes

Roger Hoffman, board president, called the meeting to order at 6:30 pm.

Roll call for all board members present was taken: Roger Hoffman, Penny Lindstrom, Bill Long, Elaine Forward, Rhonda Wait, all present

Elaine Forward, Secretary, was asked to give the secretary report. Because of incorrectly informing residents of updated board discussions this statement was read: "We incorrectly chose to inform residents of updated board discussions as minutes on June 1st and June 24th. We should have posted and sent out this information as a Neighborhood Newsletter. We are apologizing for the misunderstand this created and circulated throughout the neighborhood. We have learned from it and are going forward in the future with this knowledge to prevent future misunderstandings among the owners and residents.

Bill Long, Treasurer, gave the treasury report. Bill updated everyone on what we had in each account when we took over as a board and what the present balances were as of July 1st, 2020 and what our balances would be after approving expense of upcoming major projects within the community. Elaine Forward made the motion to accept the treasury report, Rhonda Wait seconded the motion and all approved with a roll call vote.

ONGOING BUSINESS:

Roger Hoffman, president, explained in detail the ongoing discussions with Civil Engineering for road replacement starting at 710 A Coventry Lane, all of Coventry Court, Coventry Lane, and a small portion of Stratton Drive, this will also include all driveways on this portion of road work. Sterling Cottages Inc. are also in discussions with Civil to replace the entrance. We as a board were persistent in having the roads redone correctly to last at least another 30 years. The roads and driveways will be totally ground out, new base of 10 inches or more and 3 inches of black top. Project will start on September 1st weather permitting and should be completed in 10 days weather permitting. The board will meet to discuss many issues as parking, entering and exit, mail, UPS, Fed Ex, and any other deliveries and inform all residents at least two weeks before road work begins. The cost of road and driveway replacement is \$90,000. Roger made the motion to hire Civil

for \$90,000 to replace road and driveways, Elaine seconded it, and all approved with a roll call vote.

Roger Hoffman also reported on the ongoing roof repairs. We have chosen to reroof three units for roof repairs this summer. All units are on Florence lane: 805 A&B cost of \$12,705, 807 A&B cost of \$9275, 903 A&B \$10,675 which also includes the price of replacement of sky lights that had on going issues. Elaine made the motion to hire Tom Licocci Roofing to do the work for a total cost of \$32,655 and Rhonda seconded the motion. Roll call vote taken and all approved. Roger also shared with the residents present that 2504 A&B Katey Court has been budgeted to be replaced next year.

Elaine Forward explained the board's position on hiring M&S Mud Jacking from East Moline to repair 22 units or more sidewalks and other areas that are liability and hazard concerns. The board is paying for this on one-time only free bono after this each resident will be responsible for their share of the cost of repairs. No patios will be done or AC Units as those units are plastic. Replacement and repair of patios is the owner's responsibility. Work will begin approximately the second week of August weather permitting. Bill made the motion to hire M&S Mud Jacking for two eight-hour days for a total of \$6000, Penny seconded the motion and a roll call vote was taken and all approved.

Gould Concrete Construction was hired to replace a very hazardous and a possible liability to the HOA, sidewalk at 806 B Village Lane and the first stoop at 807 A Village Lane for a total cost of \$880. Bill made the motion to hire Gould Construction for this repair and Rhonda seconded it. A roll call vote was taken and all approved.

Cole Tree Service removed 50 stumps, 2 trees, and 3 bushes for a cost of \$3700. The board is in discussion with Cole Tree Service to return in the fall for more tree removal and trimming of trees that require a cherry picker to reach for a cost of \$5000 for at least 3 to 5 days of work if it is done late fall. Bill made the motion to pay Cole Tree Service the \$3700 and the \$5000 for fall work, Penny seconded it. Roll call vote was taken, all approved. The board also acknowledged resident Roger Aschbrenner for his volunteering of tree trimming that has made a huge difference within the community and we are sure his goodness will be of a great benefit for less fall tree work.

Japanese Beetle issue, Penny updated everyone on what the concerns are if we are to have a Japanese Beetle invasion within the next couple weeks. Penny and resident Carl Thornblad are keeping watch at each of their ends of the Coventry Court if treatment will be needed. Penny also shared she has been in contact with Sauk Valley Pest Control as to what is the best way to handle the situation. We have received quotes from Sauk Valley Pest Control and Bargains Pest Control if we need to proceed with Beetle issue.

Discussion to hire McCormick Nursery to move the blue spruce on the end of the sidewalk in the Common Area to behind the units along St Mary's road for a cost of \$75 and no more than \$235. Penny made the motion to hire McCormick Nursey, Bill seconded the motion. A roll call vote was taken with Roger and Rhonda voting no, and Elaine, Penny and Bill voting yes. Motion passed.

The area along the walk path in the common area and behind the units at 806 A&B Village lane has become a mud slide issue when it rains and washes mud onto the sidewalk that could be very hazardous for residents. We are waiting on quotes from Mirror Landscaping and K&G Landscaping for cost of putting up a retaining wall and applying river rock around the trees and hill area.

The board removed a much needed in repair privacy fence at units 806 A&B Coventry Lane and Roger is getting a cost for a replacement. Resident Roger Aschbrenner shared with us a rough cost could be for all wood \$500 for vinyl \$525.

Roger gave an updated report on the ongoing issues with downspouts and gutter repairs and possible replacements. Roger and his grandson did many elbow and downspout repairs and cleaning early this summer but there are still issues with many throughout the community.

Elaine made the motion to hire A&K Home Improvement to replace the skylights at 905 B Coventry Lane and 808 B Village Lane, these skylights have been repaired numerous times and are still having leaking issues, for a cost of \$750 for each skylight and installation, Penny second the motion. A roll call vote was taken and approved by all.

Elaine made a motion to hire Mirror Landscaping, Dixon, IL., for a second year contract of \$4204.62 for seven months lawn care and snow removal on as

needed. Bill seconded the motion. A roll call vote was taken and all approved. Mirror's contract was locked in as the same cost for the 2020 season. It consists of lawn mowing and trimming, shrubs trimming twice a year, Spring Clean-up, Fall Clean up, 2 applications of lawn fertilization and weed control. Service dates from March 2021 through October 2021. Snow removal was locked in also at same price as the 2020 rates. They are removal of snow from all driveways and sidewalks (1-3") \$480, (3-6") \$720, (6" +) \$960. Removal is based on a 1" trigger. Full salt application \$350. Service dates are 12/1/2021-3/31/2022.

Ground Hog issues were addressed with many suggestions on different ways to rid them from the neighborhood and hopefully do not return.

NEW BUSINESS:

The board will be notifying all owners and residents of upcoming meeting dates in September to update residents on the ongoing projects and an Owners meeting for late October, since the first Tuesday of November is election day, this meeting will consist of the election of new board members and a proposed budget for 2021.

We need a large enough room to accommodate social distancing at our Owners meeting in late October. If any residents have suggestions that we could investigate using please contact a board member.

Comments and Questions from residents:

Mary Troye and Phyllis Houck had requested copies of Mirror Landscaping contract. A copy was provided to them.

Carolyn Reuter had submitted a list of 8 concerns and said we had addressed them all during the meeting.

Harriet Bushman had submitted a list of 20 concerns, and we addressed her concerns. Her list of concerns I am sure were beneficial to all those present at the meeting with clarification of many misunderstandings.

Roger asked for a motion to adjourn the meeting at 8:28 pm. Penny made the motion to adjourn and Elaine seconded it and all approved.

The board thanked the resident's for attending tonight's meeting as there were 37 residents in attendance. We do hope the actions taken at this meeting have clarified and answered many concerns.

Submitted by Elaine Forward, Sec. CAHOA



