

Cottage Acres Homeowners Association  
Voter's Meeting  
November 5, 2022

~~PLEASE NOTE THESE ARE DRAFT (UNAPPROVED) MINUTES FOR REFERENCE ONLY.  
THEY WILL BE APPROVED OR AMMENDED AT THE NEXT VOTERS MEETING~~

Approved at the 11 Nov 2023 voters meeting (revised 24 Nov 2023)

The Meeting of the Voting membership was called to order at 3:05pm at the Allure Activity Center in Sterling, IL by Roger Aschbrenner, President.

**Roll Call:** (41) Members Present – quorum of (14) satisfied.

Individuals Present: (39)	Phyllis Houck	Penny Lindstrom
Laurie Gingrich	Jennie Brauer	Eleanor Klein
Leona Dirks	Theresa Johnson	Lisa & Jenny Kranov
Connie Dubes	Peg Landes	Joanne Carmody
Eileen Crownhart	Peggy Harrington	Roger & Pam Aschbrenner
Loren Freed	Mary Lindstrom	Helen Block
George Vrhel	Donald Dudley	Jim Lopez
Rhonda Wait	Carlene Jenner	Sheryl Beien
Chyrel Magill	Elsie Iben	Kathy Esgar
Debbie Riggins	Linda Dowd	Nancy McGinn
Linda Topp	Jan Kuepker	Gloria Panice
Gene & Wanda McBride	David & Carol Billings	Bill Saunders

Proxies Present: (9)	Barb Akers (Phyllis Houck)	Rene Morris (Roger Aschbrenner)
	Anne Merritt (Phyllis Houck)	Susan Cedro (Roger Aschbrenner)
	Darla Stigall (Phyllis Houck)	Bonny Brown (Roger Aschbrenner)
	Michael Lancaster (Joel Klein)	Douglas Hubbard (Roger Aschbrenner)
	Dawn & Reid Rayner (Peg Landes)	

### Prior meeting minutes

- Approve the minutes from the November 14, 2021 Special Annual Voter's Meeting.
  - **Motion by Penny Lindstrom    Second by Sheryl Beien    Motion passed.**

### Financial Reports

A summary of the following reports was provided

- Accept the Balance Sheet and Profit and Loss 2022-10
  - **Motion by Penny Lindstrom    Second by Chyrel Magill    Motion passed.**

### Tasks Completed in 2022

A summary of the tasks completed in 2022 is available to any owner upon request.

### Election of Board Members:

Roger Aschbrenner shared that we have (3) board of directors seats / positions open for election. This election is for board members and not for election of officers. The election of officers is performed by the Board of Directors during their Organizational meeting.

The first seat is for the expired term held by Phyllis Houck, this is for a two year term expiring in 2024.

The second seat is for the expired term held by Linda Topp, this is for a two year term expiring in 2024.

The third seat is for the expired vacant seat previously held by Bill Long, this is for a two year term expiring in 2024.

First Seat – Roger Aschbrenner opened the floor for nominations:

George Vrhel nominated **Phyllis Houck**. The nominee agreed to being nominated.

Second Seat – Roger Aschbrenner opened the floor for nominations:

Phyllis Houck nominated **Darla Stigall**. The nominee was not present, and had given her consent to being nominated.

Third Seat – Roger Aschbrenner opened the floor for nominations:

There were no nominations presented. This seat will remain vacant and the board may consider an appointment to fill this seat.

As there were no other nominations, the nominations were closed and a voice vote was requested / taken.

## Adjournment

Roger Aschbrenner thanked all of the attendees for their participation during the meeting.

Respectfully Submitted,



Roger Aschbrenner,  
Secretary Pro-tem

October 5<sup>th</sup>, 2022

Re: Annual Meeting

Greetings,

Included in this letter you will find these documents:

- 1) A Proxy Form in case you are unable to attend the meeting;
- 2) Agenda which has one item on it "Election of Board Members", no attachment;
- 3) Election of Board Members. (Three board positions open), listed below;

**ANNUAL OWNERS MEETING:** Make a note of this date. Saturday, November 5<sup>th</sup>, 2022. The meeting will be held at the Allure Activity Center immediately following the Board Meeting which will start at 2:00 p.m.

It is important as a property owner, that you either attend in person or return the completed Proxy Form to Joel Klein, 700 West St. Mary's Road, Sterling IL 61081, **by October 31<sup>st</sup>, 2022**. It is especially important that you let your proxy know your feelings on how you want your vote cast. If there are any questions you can call Roger Aschbrenner at 815-631-2297 or email: [info@cottageacres.com](mailto:info@cottageacres.com)

**ELECTION OF BOARD MEMBERS:** There are three board positions open. Nominations will be accepted for each open position on the board at the meeting. It is important that a person nominated, has agreed and is willing to serve and volunteer to serve a term on the Homeowners Association Board.

It is beneficial to the process, if you have a nomination please provide the individual's name prior to the meeting to either Roger Aschbrenner or Joel Klein, at [RogerA49@yahoo.com](mailto:RogerA49@yahoo.com) or [info@cottageacres.com](mailto:info@cottageacres.com)

Respectfully,

The Cottage Acres HOA Board

President: Roger Aschbrenner

Term Expires 11/2023

Vice President: Linda Topp

Term Expires 11/2022

Treasurer: Phyllis Houck

Term Expires 11/2022

Secretary: Joel Klein

Term Expires 11/2023

Member at Large: Vacant Board Position

Term Expires 11/2022

**Cottage Acres Homeowners Association**

700 West St. Mary's Road

Sterling, IL 61081

Phone: (815) 440-3199

Email: [info@cottageacres.com](mailto:info@cottageacres.com)