

Cottage Acres HOA Board Minutes  
Allure Activity Center  
February 17, 2024

The Meeting of the CAHOA Board was called to order at 2:00 pm at the Allure Activity Center in Sterling, IL by Julie Sprecher, President.

Board members present were: Julie Sprecher and Phyllis Houck  
Property Manager Present – Hani Salazar  
Absent: Darla Stigall

Owners / Visitors in Attendance:

Chyrel Magill	Laurie Gingrich	David Billings	Carol Billings
Peg Landis	Michael Moreth	Bonny Brown	

#### Prior meeting minutes

- Approve the minutes from the November 11, 2023, Annual Voter's Meeting.
  - **Motion by Julie Sprecher** **Second by Phyllis Houck** **Motion passed.**

#### Financial Reports

A summary of the following reports was provided:

- Accept the Balance Sheet 2024-01-31.
  - **Motion by Julie Sprecher** **Second by Phyllis Houck** **Motion passed.**
- Accept the Profit and Loss 2024-01
  - **Motion by Julie Sprecher** **Second by Phyllis Houck** **Motion passed.**
- Accept the Profit and Loss 2023 Jan-Dec
  - **Motion by Julie Sprecher** **Second by Phyllis Houck** **Motion passed.**
- Accept the disbursements 2023 Nov-Dec
  - **Motion by Julie Sprecher** **Second by Phyllis Houck** **Motion passed.**
- Accept the disbursements 2024-01.
  - **Motion by Julie Sprecher** **Second by Phyllis Houck** **Motion passed.**
- Revised budget for 2024 (increase in insurance)
  - **Motion by Julie Sprecher** **Second by Phyllis Houck** **Motion passed.**

#### Ratifications of Actions Taken Without a Meeting (ATWM)

2024/1/9 approval of Brother Printer for HOA Office use (\$226.50)

2023/12/3 approval of invoice #802 Licocci's Roof Inspection (\$300). Inspected 10 buildings to grade roofs to determine which roofs and in what order they may need to be repaired.

2024/2/17 approval of Surf Internet's foundation for fiber optic cables. It will offer the residents the ability to choose fiber optic internet. If resident opts for fiber they will have to contact Surf to create an account and gain connectivity.

2024/2/5 approval to create and enforce a written letter for Non-Compliance with HOA Rules and Regulations. Residents are to be informed of their violation and are asked for their compliance moving forward.

2024/2/5 approval to create and enforce a written letter for Non-Compliance Pet Waste Removal. Residents are to be informed about their violation with this letter and are asked for compliance moving forward.

## Owner Requests

2023/12/17 (24) Linda Chouinard – Approve the request to remove 3 large bushes on the south side of the condo, remove a large bush on the southeast corner of the condo, remove bush behind the air conditioner, and remove rocks within vacant areas and fill with dirt/level/seed area.

2023/11/20 (60) Julie Sprecher – approve owner's request, to remove and install a generator from 906 A to 906 B near the a/c unit, change out the electric meter with switching capabilities meter, and install and bury an electric power line from the meter around the patio to the generator.

## Property Repairs (Requested – Repaired)

- 2024/1/9 Lauts Masonry Replacement of Gazebo Ramp (\$400)

## Open Forum:

- Request: Resident wants to resume Friday morning coffee meet and greet. The resident asked if they may contact the Board to get a list of contacts to inform and invite the community to join.
  - Residents may contact the Board and Property Manager to help spread the word about local events. Residents will be given postcards in the future that will have contact information for residents concerning local businesses (e.g. ComEd), getting in touch with the Property Manager/Board, and how to put in requests properly.
- Request: Residents would love to have more benches available within cul-de-sacs. Some individuals get tired from walking and would like more places to rest before continuing their walk. They would like more seating at the gazebo as well.
  - The board will investigate this request and see how feasible it would be. The cul-de-sacs are not very big for large benches and budget is a factor as benches can be costly. Some locations can create benches from recycled plastic bags. The community may collect bags to help create benches, but this is time-consuming.
- Question: Will there be a new roof to be replaced on the unit 808 B Coventry (Diane Marshang)?
  - The Board and Property Manager will contact Tom Licocci about scheduling for roofs, siding, and shutters that will be worked on for the 2024 year.
- Question: Is the homeowner responsible for the replacement of garage framing?
  - Yes, homeowners are responsible for door, window, and garage framing. Please put in a request before repairing or replacing as they will need to be approved.
- Question: Do the snow plowers put out road salt? Is the salt the contractors use cement-friendly? There seems to be damage happening to the cement.
  - The Board is uncertain about this issue and will chat about this issue with the contractors.

## Adjournment

- Motion to adjourn at 2:24 pm.
  - Motion by Phyllis Houck      Second by Julie Sprecher      Motion passed.