

Cottage Acres HOA Board Minutes
Allure Activity Center
May 18, 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: Julie Sprecher, Phyllis Houck, and Darla Stigall
Property Manager Present – Hani Salazar

Owners / Visitors in Attendance:

Peggy Harrington
Roger Aschbrenner
Chyrel Magill
Dave Billing
Carol Britt
Mary Lindstrom
Rhonda Wait
Carlene Jenner
Laurie Gingrich
Sheryl Beien
Linda Topp
Nancy McGinn
Eileen Crownhart
Gloria Panice
Bernice Bryce
Peg Landes
Joanne Carmody
Jan Kuepker
Deb Riggins
Linda Dowd
Jim Lopez
Elaine Forward
Gene & Wanda McBride
Debora Tiesman
Bonny Brown
Susie Cedro
Ray & Deborah Helt

Prior meeting minutes

- Approve the minutes from February 17, 2024.
 - **Motion by Julie Sprecher Second by Darla Stigall Motion Passed**

Financial Reports

- Approve the balance sheet as of April 30, 2024

- **Motion by Darla Stigall Second by Phyllis Houck Motion Passed**
- Approve the Profit & Loss Jan-Apr 2024
 - **Motion by Julie Sprecher Second by Darla Stigall Motion Passed**
- Approve Jan- Apr 2024 Disbursements
 - **Motion by Julie Sprecher Second by Phyllis Houck Motion Passed**
- Approve the Budget Utilization Apr 2024
 - **Motion by Julie Sprecher Second by Darla Stigall Motion Passed**

Ratification of Actions Taken Without a Meeting (ATWMS)

- Ratify the actions taken in the 14 ATWMS listed below.

2024/05/04 (26) Meter, Janet – approve owner request to remove columbine and sedum from the common area bed to be planted in her private garden area. Board allowed due to remodel of gazebo beds.

2024/02/27 (26) Meter, Janet – approve owner request to replenish brown mulch, remove hostas, split irises, replant irises, remove border edging, seed grass, and trim burning bush and spirea.

2024/05/02 (13) Lindstrom, Mary – approve owner request to remove and replace rose bush and hydrangea bush within private garden area.

2024/05/02 (25) Dubes, Connie – approve owner request to remove Japanese Maple from front of property and replace with a Rose of Sharon.

2024/04/29 (60) Sprecher, Julie – approve owner request to remove plants along side of property and seed vacant areas with grass.

2024/04/29 (55) Carmody, Joanne – approve owner request to stain privacy fence behind the property to "California Rustic".

2024/04/26 (01) Dowd, Linda – approve owner request to install new porch lights in the front and back of property.

2024/04/26 (02) Lopez, Jim – approve owner request to install new porch lights in the front and back of property.

2024/04/26 (23) Shuman, Arletta – approve owner request to remove bushes/rocks and replace with grass seed.

2024/02/25 (25) Dubes, Connie – approve owner request to replace birdbath on property and add a plaque stone in her garden area.

2024/03/17 (54) William Saunders – approve the owner request to install a motion light on front porch.

2023/11/20 (60) Sprecher, Julie – approve the owner request to relocate generator from 906 A to 906 B and bury the electrical powerline from electric meter to generator.

2023/12/17 (24) Chouinard, Linda – approve the owner request to redo personal garden area, remove 6 bushes and rocks, fill with dirt, level, and seed area.

2024/05/18 (59) Sprecher, Wayne – approve owner request to plant 2 knockout roses in the front private garden area.

- **Motion by Julie Sprecher Second by Phyllis Houck Motion Passed**

Pending Resident Requests

- Bernice Warren 2504B Megan Ct. – Redo Private garden, remove, and replace evergreens.
- Dawn Rayner 2404B Coventry Ct. – Replace screen door/windows
- Jim Lopez/Linda Dowd 905A/905B Coventry Lane – Privacy fence replacement

- Tom & Deb Tiesman 904A Coventry Lane – Adding perennials to garden.

Property Repairs/Etc. (Requested – Repaired)

- Placing 2 “No Trespassing” signs and 2 “Pick Up After Your Pet” signs on common grounds.
- Shutters replaced for 904A/904B Coventry Lane
 - **Motion by Julie Sprecher Second by Darla Stigall Motion Passed**

Quote/Project for Summer 2024 Licocci Construction Roofing/Siding/Shutters

- 2402 A&B Coventry Ct. \$4,450.00 Siding/\$15,400.00 Roof/\$210 pair Shutters
- 2404 A&B Coventry Ct. \$4,450.00 Siding/\$15,400.00 Roof/\$210 pair Shutters
- 905 A&B Coventry Ln. \$4,450.00 Siding/\$15,400.00 Roof/\$210 pair Shutters
- 903 A&B Coventry Ln. \$4,450.00 Siding/\$210 pair Shutters
 - **Motion by Julie Sprecher Second by Darla Stigall Motion Passed**

Buntjer Brothers Inc. – Projects for Summer 2024

- Retaining wall at entrance (completed) \$5,200.00
- Improving drainage between 2503 B & 2506 B Megan Ct.
- Cleaning up west side berm along fence line; mow June, July, Aug, and Sept.
- Create a landscape bed on top of west berm; planting 4’ Arborvitae for wind break
- Removing 2 common area plant beds along east walkway from Gazebo
- Removing concrete walkway east of Gazebo and installing new concrete walkway
- Improving drainage west side of QUAD and burying downspout extensions
- Improving drainage at 905 B Coventry Ln.
- Birch tree removal, grind stump, and reseed area NW of Gazebo.
- Removal of arborvitae trees behind 903 B Florence Lane/level/seed.
- Fill in trench 905 A Florence Lane with dirt/level/seed.
- Remove tree roots behind 905 A Coventry Ln./fill with dirt/reseed.
 - **Motion by Julie Sprecher Second by Darla Stigall Motion Passed**

Quotes/Contracts for new projects

Redo 5 common area garden beds and maintain. PENDING

Review/Adopt/Pending

- Amend Privacy Fence policy to include Brown/Chocolate Brown/Sand colors
- Create a policy for Property Manager duties and responsibilities.

- Amending fine policy with timelines
- Amending Rules & Regulations **Pets** page 6
- Amending violation policy/letter
- Creating a Modification Request Form for owners/residents to complete when requesting approval. This will be a mandatory form to complete and will help with expediting the owner/resident requests. This form will be distributed to all owners/residents which they will place in the white condo binder.

Surf Internet/Pending

The CABOD is deliberating in the installation of SURF internet on Cottage Acres property. There have been several areas of concern to take into consideration before a decision will be made.

Open Forum – Comments & Question period (15-30 Minutes)

There were questions, concerns, and opinions expressed regarding what an HOA is, why owners' need to ask for permission regarding private garden areas, what need ATWMs. Here are the main points.

- There has been a lack of understanding as to why residents/homeowners need to ask permission to plant/place decorations within private garden areas. Many residents seemed confused as to why HOA rules are in place to limit what can or cannot go into private garden areas.
- Residents seemed concerned about removal of trees that were planted within common garden areas. Residents were upset about future removal for large trees planted in common ground areas.
- Residents had questions about modification forms and time to get approval. Information needed to give Board a good idea on what residents have planned for modifications and time to approval.
- A large percentage of our unit owners come into the HOA from single family homes with yards and exteriors that they were able to do just about anything they desired. With an HOA, there are a significant number of pages in the Declarations and the Rules & Regulations that are a considerably more restrictive and restraining.
- The board suggests and encourages all unit owners to work with the board to learn and understand the rules set before us all and work to achieve a higher level of compliance for the overall benefit of the whole community. As we work together, guidelines or policies may be considered to try and soften or minimize some of the perceived or real restrictions that are considered burdensome to us all.

Adjournment

- Motion to adjourn at 3:19 pm.
 - **Motion by Julie Sprecher Second by Darla Stigall Motion Passed**