

Cottage Acres HOA
Agenda - Board Meeting
September 2024
2:00 PM

Call Meeting to Order – Welcome guests

Minutes - Regular Board Meeting Minutes – July 2024 – Approval Requested

Financial Reports –

- **Balance Sheet as of August 31, 2024** **Approval Requested**
- **Profit & Loss Jan-August 2024** **Approval Requested**
- **July & August 2024 Disbursements** **Approval Requested**

Ratification of Actions Taken Without a Meeting (ATWM) Approval Requested

- **Peg Landes – Replace porch and garage lights.**
- **Lisa Kranov – Remove blackjack edging and rocks.**
- **Louis Segneri – Power wash his condo.**
- **Doug Furr – Replace porch and garage lights**
- **Doug Furr – Replace 2 windows and paint trim to approved color.**
- **Theresa Johnson – Replace railing on front porch and have it painted.**
- **Sheryl Beien – Place flower lawn ornaments in her private garden area.**
- **Phyllis Houck – Repair a crack on the northside of her condo.**
- **Judy Hodge – Plant a hydrangea tree next to her bedroom window.**
- **Don Dudley – Replace garage door with approved color.**
- **Mary Lindstrom – Place lawn pavers within her private garden area.**
- **Andrew and Melissa Schott – Replace 2 windows.**

Pending Resident Requests

- **None**

Current Projects

Approval completed in May meeting.

Licocci Construction-roofing/siding/shutters August 2024

- **2402 A&B Coventry Ct.**
- **2404 A&B Coventry Ct.**
- **905 A&B Coventry Lane**
- **904 A&B Coventry Lane – Shutters ONLY** **Approval Requested**
- **2406 A&B Coventry Court – Shutters ONLY** **Approval Requested**

Buntjer Bros Inc. – projects for 2024

- **Improving drainage between 2503B & 2506B Megan Ct.**
- **Improving drainage west side of QUAD and burying downspout extensions**
- **Improving drainage at 906B Coventry Lane**
- **Fill in trench behind 905A Florence Lane with dirt/level/seed.**

Dravis Landscaping - projects for 2024

- Fall cleanup; blow and mulch leaves and trim common area bushes
- Blow out gutters

Sonny's Cleaning - project for 2024

- Flush out all gutter downspouts

Quotes / Contracts for new projects

Underhile Utility Construction: survey properties for water lines for future digging on property (this was due to the fact that Surf cut the water line on Coventry Court); creating site map and also going to see if his equipment can show depth of the water lines on property.

Review /Adopt/Pending

- None

Miscellaneous

- Privacy Fences – To add to budget for 2025
- Bird feeders or ornamental objects on common ground trees should not hinder the mowers. Please remove them so they are not damaged.
- Buntjer contracts for 2024 will be completed this year. (Drainage repair throughout the property)
- Please sign up for ACH payments if you haven't already done so.
- Lamp Posts that are within the resident's property are the homeowner's responsibility. Shared lamps are the responsibility of both unit owners.
- Addressing drainage issues throughout the property; looking into repairs for 2025

Open Forum – Comment & Question Period (15-30 Minutes);

Adjournment;