ARCHVIEW CONDOMINIUM OWNERS, INC.

1900 Ramada Blvd. * Collinsville, IL 62234-3770
618-381-9185

Archview Board Meeting
October 1, 2026

TALKING POINTS ONLY

The Archview board meeting started at 7:30 p.m.

1013 Lafayette-Denine Anderson	1015 Lafayette-Phillip Willis
1019 Lafayette-Alice Massey	1040D Lafayette-Sue Mertz
1064 Lafayette-Jim Walters	1074 Lafayette-Gwinetta Love
1700A Ramada-Connie Kindle	1704 Ramada-Carol Justice
1706 Ramada-Djuna McKenzie	1804 Ramada-Sue Powell

Secretary's Report

Reading of September 10, 2026, Board Meeting Minutes. Motion by Gwinetta Love-President, to accept the meeting minutes with all necessary corrections and changes. Second by Connie Kindle-Treasurer.

From the Board of Managers

Garages/Water Issues

Piping/plumbing issues that we are aware of are being addressed. Leaks continue to be an ongoing issue.

Annual Election

Since no quorum was met at either scheduled annual meeting July 19, 2026 nor August 27, 2026, homeowners can request a *"Special Meeting"*. Fifty percent (50%) homeowner participation is still required.

Maintenance Report (Brief Summary)

- Bldg. 7
  - Begin closing in open areas in garage ceiling

    - Mold mediation
- Bldg. 16
    - Continuing to work on closing in ceiling
    - Mold mediation
    - Plumbing repair
- Bldg. 17
    - Screen door replaced 1042 side
- Community
    - Villa Cleaning
    - Grass cutting
    - Fenced area behind community building clean up

Projects (On-Going)

- Bldg. 7, 9, 12, 16, and 17
    - Garage ceiling enclosure from water issues
    - Plumbing Repairs/Pipe Replacement (Water Issues)
- Roof Maintenance for all buildings
    - Inspections will be done twice per year, weather permitting.
- Shed/Garage
    - Organizing materials and performing inventory.

Financial Report (Brief Summary)

Major September 2026 Expenses:

- Pinnacle HOA Management - $1,856.62 (Mgmt. fee, postage, bill payment, etc.)
- State Farm - $10,500.79
- Lawn Mex – $2,937.48
- Ameren - $1,461.97
- Bull's Exterior - $1,200
- A&H - $1,350
- Mathis, Marifian and Richter - $1,416.25

If you have been reviewing the financial reports, you will notice we are spending more money than we are collecting. (Check Register vs Deposits)

Continuing to proceed with delinquent homeowners in arranging payment plans and/or asserting collection actions.

Please make every effort to pay your maintenance fees on time to avoid late fees.

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If you have past due maintenance fees and are not in collections, please contact Archview Board at archviewboard@gmail.com to make arrangements for setting up a payment plan.

As of 9/30/2026 **Total Cash on hand balance** – $91,613.67
As of 9/30/2026 **Checking Account** – $39,699.36
As of 9/30/2026 **Savings Accounts** - $51,914.31

Natalie/Pinnacle HOA Management has decided not to renew her contract with Archview ending November 9, 2026. The new property management company will be Collaboration Professional Management-CPM.

The board voted in this open meeting to elect Collaboration Professional Management-CPM as the new property management company.

Board member present and voted "Yes": Gwinetta Love-President, Sue Powell-Vice President, Connie Kindle-Treasurer, Djuna McKenzie-Secretary, Jim Walters, Member-at-Large.

Homeowners will receive a welcome package via email and US mail in the next couple of weeks from CPM with instructions on maintenance fees payment, access the new portal, etc.

Owner Unit or Common Element Concerns

- Denine Anderson – stated someone is messing with the padlock on the door/garage. Went through the menu and someone had disabled the garage door. She enabled it to so the garage door would close using the remote. Asked if we could put some type of cover over the garage remote to keep people from messing with it. *The board will check into this.*

  Asked had the light in the first spot been replaced. *Believe, Ralph replaced it but will have him come back since it is out.*

  Denine asked if payments could still be dropped off. Yes, *November payment can still be placed in the mail slot at the Community Building, but not December's payment.*

- Phillip Willis – asked about the leak in building 16. *The board was granted access to the homeowner's unit. A&H (plumbing contractor) came to fix the leak, found the issue to be larger, and stopped the job to avoid disrupting homeowners' ability to shower/bathe. Natalie is working to get this rescheduled.*

TALKING POINTS ONLY

Next steps

Connie Kindle

- Revisit and replace any missing no parking signs in the Cove area.
- Look into contracting with a towing company that operates at night to address illegal parking.

Natalie

- Send email to homeowners reminding them to keep garage doors closed and to request a remote if needed.
- Remind Ralph to replace the blown-out light bulb in parking spot number 1, Building 16.
- Look into installing a lockbox or shield to cover the garage door opener in Building 16 to prevent tampering.
- Coordinate with A&H to schedule the plumbing repair work in Building 16 garage, aiming for completion in the next week or two.
- Transition all necessary information and responsibilities to the new property management company, Collaboration Professional Management (CPM), before November 9, 2026.

NOTE: Financial reports will be sent once they are available.

Please send owner unit or common element issues that are the responsibility of the association to Natalie Stinson at natalie@pinnaclehoamanagement.com or through the On-line Portal at https://pinnaclehoamgmt.appfolio.com/connect.

Note: Natalie's work hours are Monday through Thursday 8:00 a.m. - 4:30 p.m. and Friday 8:00 a.m. – 2:00 p.m.

For unit owners or common element **emergencies only,** that is the associations' responsibility, after hours and weekends please call 618-514-5704.

Meeting Adjourned: 7:59 p.m.

Archview Board Members Present:
Gwinetta Love, President
Sue Powell, Vice President
Djuna McKenzie, Secretary
Connie Kindle, Treasurer
Jim Walters, Member-At-Large

Property Manager: Natalie Stinson

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