ARCHVIEW CONDOMINIUM OWNERS, INC.

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

Archview Board Meeting
September 10, 2026

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

1013 Lafayette-Denine Anderson	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 June 4, 2026, meeting minutes. Motion by Gwinetta Love-President, to accept the meeting minutes with all necessary corrections and changes. Second by Connie Kindle-Treasurer.
- There were no board meetings in July or August, but brief summary of maintenance and financial reports were read.

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.

Please keep garage door closed. If you need a remote, please let the board or Natalie know.

Annual Election

Since there was no quorum for either scheduled annual meeting, there is nothing in the Bylaws or Not for profit Act requiring a *special meeting* to be held for the purpose of electing board members if quorum is not received for the annual meeting/election. The homeowners can request a special meeting.

As such, the members of the board will remain in their current position until the next election or their resignation. The attorney has verified this information.

Maintenance Report (Brief Summary)

- Bldg. 5
  - Roof maintenance
- Bldg. 7
  - Shut off valve install on water heater
  - Roof dormer repair
  - Roof maintenance
- Bldg. 12
  - New door lock on outside door
- Bldg. 16
  - Begin work on closing in ceiling
  - Replacing boards
  - Mold mediation
- Bldg. 19
  - Drywall repair
- Community
  - Villa Cleaning
  - Grass cutting/Sprayed weeds along parking lot and sidewalk

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 August 2026 Expenses:

- Pinnacle HOA Management - $1,856.62 (Mgmt. fee, postage, bill payment, etc.)
- State Farm - $10,501.31 This is the renewal rate as of Augst, 2026 which is about $1,704 increase.
- Republic Services - $3,373.32

- City of Collinsville - $13,006.75
- Lawn Mex – $3,215.60
- Ameren - $1,459.79
- Bull's Exterior - $8,593.18 (3 invoices)

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

Unexpected Expenses

- Increase in the cost of fuel impact lawn care and republic services cost
- Rate increase for State Farm property insurance for all 19 buildings
- Excess plumbing expenses
- Materials for repairs
- Two down trees caused by storms - removed

None of us are in favor of a special assessment or increasing the fees, but the board will discuss. Communication will be given to homeowners before any decision is made.

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.

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 8/31/2026 **Total Cash on hand balance** – $79,148.04
As of 8/31/2026 **Checking Account** – $27,233.75
As of 8/31/2026 **Savings Accounts** - $51,914.31

Owner Unit or Common Element Concerns

- Denine Anderson - Asked about the increase in lawn care. *Grass cutting season will be over soon so that will be an expense we will not have. Snow removal will take the place of grass cutting but it will not be a monthly cost, hopefully.*

  Parking spot 1, building 16, needs light a bulb.

Mentioned building 17 garage door being up may be kids. Notice kids skateboarding down the ramp leading into building 17. *This is an issue as skateboarding is not allowed and this is dangerous as cars entering and existing the garage.*

- Sue Mertz - Stated building 17 garage is not broken but they leave it up. *An email will be sent to all homeowners asking them to keep the garage doors closed.*

  There seems to be some discrepancies with her maintenance fee. *Natalie will get with Sue regarding her fee.*

  Also asked about homeowners in delinquency and collections. *Homeowners who are behind in their fees are either in collection or on a payment plan.*

  Stated cars are still parking around the cove. *We have a contractor lined up to start towing cars between 8 a.m. – 5 p.m. The problem is the cars must be parked in the cove when the towing company arrives. We will look for another company that tows after working hours. If* h*omeowner's cars are towed, they will be billed.*

Next Steps - Natalie

Send an email to all homeowners reminding them to keep garage doors closed and to request a remote if needed.

Revisit and replace any missing "No Parking" signs in the cove area. (**Connie**)

Look into contracting with a towing company that operates at night to address illegal parking. (**The Board**)

Obtain access from the uncooperative homeowner in Building 16 to repair the plumbing leak and coordinate the necessary repairs.

Investigate the new leak in Building 7 and take corrective action.

Provide a garage door opener to the person suspected of breaking the garage door in Building 16 to resolve the issue.

Request to replace the blown-out light bulb in parking spot number one.

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: 8:00 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

Attachment:
Financial Report