ARCHVIEW CONDOMINIUM OWNERS, INC
1900 RAMADA BLVD
COLLINSVILLE, IL 62234

Archview Board Meeting
November 5, 2026

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

1013 Lafayette-Denine Anderson	1015 Lafayette-Phillip Willis
1064 Lafayette-Jim Walters	1070 Lafayette-Laura Jordan
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 October 1, 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 in the garage continue to be an ongoing issue.

Investigated installing a shield cover over the garage door opener in building 16. Because of safety issues and power outages, homeowners may need access to be allowed to open the door manually.

Annual Election (2026)

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

New Management Company - Community Property Management (CPM)

All payments starting December 1, 2026, going forward should be sent to Community Property Management (CPM). Checks, money orders, etc. should be made payable to Archview Condominium Maintenance.

Homeowners should have received welcome packages via email and U.S. Mail from Community Property Management. The letter contains information on how to contact them, maintenance payments, etc.

Please contact CPM for balance inquiries, payment instructions, maintenance request, etc. at Customer Services 636-227-8688, email customerservice@cpmgateway.com or text Stan (text messaging system) 844-754-2052, 24/7.

When contacting CPM, their customer service team will treat homeowners with respect, and they expect homeowners to treat them the same even in the event of a disagreement. Unprofessional language will not be tolerated by anyone. CPM has the right to assess charges if owners create hostility towards a customer service member, which includes and is not limited to discriminatory language, disruptive and abusive verbal interactions, which may also include voice messages and electronic communications.

Natalie will leave the portal open until the end of November 2026. https://pinnaclehoamgmt.appfolio.com/connect/

Second Letter Homeowners Received

The Summons the association received was signed and dated 9/25/2025. The pipe in question was repaired on 9/19/2025. A copy of the summons and invoice was not shared with homeowners.

While we find it necessary to defend ourselves this board has been defending themselves for the past 5 years and will no longer respond to any letters, memos, etc. homeowners receive from other owners as it is a waste of our time. Say what you want, believe what you want.

As we have stated before, we have no problem stepping aside. All homeowners have the right to submit their names to be candidates. Board election is in July 2027.

Maintenance Report (Brief Summary)

- Bldg. 5
  - Roof maintenance
- Bldg. 7
  - Roof maintenance
  - Drywall repair
  - Leak – condensation line repaired, pvc line cut out and cabled
- Bldg. 9
  - Pipe repaired

- Bldg. 12
  - Access door to garage fixed
  - Common area door to garage stairwell repaired
  - Fixed inside door frame and bottom of door
- Bldg. 16
  - Continuing to work on closing in ceiling
  - Mold mediation
  - Plumbing repair
  - Light bulb replaced
- Bldg. 17
  - Back door in common area repaired
- Bldg. 19
  - Tuck pointed deteriorated mortar
  - Seal open area on back side of unit
- Community
  - Villa Cleaning
  - Grass cutting
  - Pool clean out and covered
  - Parking signs are put up again (This is the 2nd time)

Projects (On-Going)

- Bldg. 7, 9, 12, 16, and 17
  - Garage ceiling enclosure from water issues
  - Plumbing, pipe repairs/replacement (Water Issues)
  - Coordinating with A&H and homeowner regarding plumbing repair work in building 16. We had plans for this to be completed by now, but the homeowners have had schedule conflicts.
- 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 October 2026 Expenses:

- Pinnacle HOA Management - $2,013.08 (Mgmt. fee, postage, bill payment, etc.)
- State Farm - $10,500.79
- Republic Services - $1,054.77
- City of Collinsville - $12,281.45
- Lawn Mex – $10,822.48
- Ameren - $1,575.41
- Bull's Exterior - $4,052.65

- A&H - $2,185
- Mathis, Marifian and Richter - $5,383.75

If you have been reviewing the financial reports, you will notice we are spending more money than we are collecting. We collect around $32K per month. Looking at the brief summary above, just the ones listed, we are already over budget for the month.

Instead of raising the maintenance fee 5%, the board discussed each homeowner being assessment of $150 (Special Assessment to be used towards additional roof/plumbing maintenance, etc.)

This assessment can be paid in 4-month increments, 2-month increments or full payment starting January 1, 2027, paid by April 30, 2027. Will discuss more in the budget meeting next month.

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

During the transition to the new property management company, late fees will be waived until March 2027.

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 10/31/2026 **Total Cash on hand balance** – $87,053.30
As of 10/31/2026 **Checking Account** – $35.143.99
As of 10/31/2026 **Savings Accounts** - $51,914.31

Owner Unit or Common Element Concerns

- Laura Jordan – They pay quarterly. October through December wanted to know if that was going to be handled internally with the new company. *Natalie stated there is a credit balance and that transfer will show up as a on the account.*

  Wanted to know if the pool would be reopening soon. *No*

  Also, are there any plans to cement that area to put something else there? *No*

The new property management team will they be attending board meetings every month. *No, the cost to attend a meeting would cost $200-$300 per hour.*

The $150 assessment is a one-time payment, but you can pay in four installments.

- Denine Anderson – clarification maintenance fee, is that the same as the assessment. On the projected budget it says assessment then special assessment. *Yes, they are the same. Assessment is maintenance fees.*

  Did it say you can get a 5-day grace period. *Mail your payment 5-7 days before the 5th. They must receive it by the 5th. For the first 3 months, they are waiving the late fee.*

- Phillip Willis – Is it December new management we send payment to or January. *December*

  Wanted to know if it was automatic. *No, you should have received an email and letter in the mail. Instructions were sent regarding payment information. You will need to set up your payment.*

  Phillip was given the telephone number and the website. You have an account already set up on the portal. You have a temporary password and a link.

Please send owner unit or common element issues that are the responsibility of the association to customerservices@cpmgateway.com, through the On-line Portal at www.cpmgateway.com, call Customer Services at 636-227-8688, or text Stan 844-754-2052, 24/7.

Meeting Adjourned: 8:09 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