ARCHVIEW CONDOMINIUM OWNERS, INC.

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

Archview Board Meeting
January 8, 2026

The Archview board meeting started at 7:01 p.m.

1023 Lafayette-Richard & Leslie Johnson	1064 Lafayette-Jim Walters
1074 Lafayette-Gwinetta Love	1700A Ramada-Connie Kindle
1706 Ramada-Djuna McKenzie	1804 Ramada-Sue Powell
1806 Ramada-David & Elaine Kahn	1808 Ramada-David & Elaine Kahn
1810 Ramada-David & Elaine Kahn	

If you attended the meeting and your name is not listed, please let us know. We will add your name to the official and an updated copy of the minutes will be posted to appfolio.

From the Board of Managers

An email was sent 12/31/2025 reminder homeowners the increase in maintenance fees effective January 1, 2026.

Mathias, Marifian & Richter, LTD. will continue to be the association's Attorneys assisting the board when needed, handle all legal issues, court matters, etc.

The board voted to retain Mathias, Marifian & Richter and they also voted for them to continue to be legal counsel for the litigation filed by James Carroll, (Case 2025-MR-306) Resolutions, court appearance, all other legal issues/matters etc. **Board members voted "Yes."**

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

Note: Start time for Archview Board Meetings will be 7:30 p.m.

Garages/Water Issues

The closing of the garage ceiling in Building 7 has begun. Natalie is

working with two homeowners are getting the water issues repaired. There are still a few issues in the garage ceiling in Building 9 that need to be addressed.

Maintenance Report

- Bldg. 7
  - Checked all plumbing and leaks. Natalie is working with two homeowners on getting those repaired.
- Bldg. 9
  - Repaired/replaced downspout extension
- Community
  - Villa Cleaning
  - Snow removal

Projects (On-Going)

- Bldg. 7, 9, 12, 16, and 17 – Plumbing (water issues)
  - Bldg. 7 - Garage ceiling enclosure – 90% finished
- 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 December 2025 Expenses:

- Pinnacle HOA Management - $1,904.71 (fees, postage)
- State Farm - $8,797.30
- Republic Services - $1,804.21
- City of Collinsville - $12,407.69
- Homescape - $4,500.00
- Ameren - $1,362.44
- Mathis, Marifian & Richter, LTD. - $3,324.66

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

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.

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

As of 12/31/2025 **Total Cash on hand balance** – $110,416.32
As of 12/31/2025 **Checking Account** – $58,696.39
As of 12/31/2025 **Savings Accounts** - $51,719.93

Owner Unit or Common Element Concerns (Association Responsibility)

No comments from owners.

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

Next Steps

- Natalie: Check out the water issues reported in Building 7 garage and work with the two homeowners on getting the water issues repaired.
- Natalie: Redistribute December 4, 2025, minute meetings correcting the year 2027 to 2007 under Next Steps to say 2007 Condominium Rules and Procedures.

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: 7:16 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

Attachments:
2026 Projected Budget
Archview Board Meeting Minutes – December 4, 2025
2025-20026 Monthly Board Meeting Schedule – New Start Time for Board Meetings