

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
March 14, 2022**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM on March 14, 2022 at 6:30p.m.

- **Call to Order** – The meeting was called to order at **6:31** by Cathy McCarthy.
- **Calling of the Roll** – Directors present were Jill **Bartholmey**, Andrea **Cooley**, Frank **Clarke**, Cathy **McCarthy**, and Steve **Rogers**. Also present was Peggy **Semsey**, Property Manager. No residents attended.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/Clarke)** to approve the submitted minutes of Feb 14, 2022, as corrected. Passed unanimously.
- **Treasurer’s Report** – **Bartholmey**: There are no obvious problems. The financials provided by M&A are correct. Reserves are at \$648K. Receivables rose by \$543.
- **President’s Report** – **McCarthy**:
 - A walk-around is planned for 3/22 with RedTree to discuss trees and lawns
 - The ground repair behind 30 Colette is beginning to collapse again. ELWater denies there is a problem. Continuing to monitor
 - New residents at 600 S.Woodlands (Dana Conroy) and 180 Tads.
 - The vote-count for the change to covenant 2.09 has been certified.
- **Manager’s Report** – **Semsey**:
 - There are no outstanding liens
 - New residents at 600 S.Woodlands and 180 Tads
 - The engineering report on the washout at 170 Poole has been forwarded to our insurer who plans to take no action.
 - Advanced Hydro work is complete; waiting on invoice
 - Carport posts at 170-180 Tads will cost \$3200; new sheds \$9100; engineering drawings have been submitted for approval.
 - New 'Meeting Notice' signs will cost <\$200 and will have a much nicer appearance.

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- **Unfinished Business** – (and motions during reports, if any)
 - 1) None.

- **New Business** –
 - 1) No new ARC requests
 - 2) AAA Diversified quote for remaining carport posts has already been approved.
 - 3) New Meeting Signs: **Moved(Clarke/McCarthy)** to replace the Meeting Notice signs with new ones. Passed unanimously.
 - 4) Fiscal Year Management Contract: **Moved(McCarthy/Bartholmey)** to move to a fiscal year cycle for M&A. Passed unanimously.

- **Questions and comments from the floor**
 - **None**

- **Adjournment** – There being no further business to come before the Board it was, **MOVED(Clarke/McCarthy)** to adjourn at 7:12. Approved unanimously. The next meeting will be on April 11.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four