

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
May 9, 2022**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM on May 9, 2022 at 6:30 p.m., Meeting I.D. 816-6592-8497

- **Call to Order** – The meeting was called to order at 6:46 p.m. by Cathy McCarthy.
- **Calling of the Roll** – Directors present were Jill Bartholmey, Andrea Cooley, and Cathy McCarthy. Frank Clarke and Steve Rogers were not present. Also present was Peggy Semsey, Property Manager.
- **Reading and Disposal of Unapproved Minutes** – April 11, 2022
ON MOTION: Duly made by Jill Bartholmey, seconded by Andrea Cooley, and carried.
RESOLVE: Waive the reading and approve the minutes as submitted.
- **Treasurer’s Report** – Jill Bartholmey - financials not available through April, 2022, but Jill reported all was status quo.
- **President’s Report** – Cathy McCarthy stated the all phone communications to management company should be polite and in a professional manner.
- **Manager’s Report** – Peggy Semsey - attached
- **Unfinished Business** – Irrigation Contract Discussion - there was a misunderstanding by Property Manager regarding irrigation service request. Monthly Service quotes will be secured.
- **New Business** –
ARC applications - 155 Poole/Windows, 80 Tads/Landscape, 600 S. Woodlands/Windows, 80 Tads/Retention Wall
ON MOTION: Duly made by Jill Bartholmey, seconded by Cathy McCarthy, and carried.
RESOLVE: Approve applications as submitted.
80 Tads Trail - Retention Wall - received May 9, 2022
ON MOTION: Duly made by Andrea Cooley, seconded by Jill Bartholmey, and carried.
RESOLVE: Approve application as submitted.

- **New Business continued –**

Electric Box Meter - 160 Poole Replacements next Phase - pending quotes

John Duro Quotes

ON MOTION: Duly made by Jill Bartholmey, seconded by Andrea Cooley, and carried.

RESOLVE: Approve all quotes as submitted by John Duro noted in Manager's Report.

80 – 90 Tads Trail – RedTree Landscape Quote - Sod

ON MOTION: Duly made by Cathy McCarthy, seconded by Jill Bartholmey, and carried.

RESOLVE: Approve sod quote in the amount of \$2,520.00, to be done after the completion of the retaining wall that is being installed by unit owner. Property Manager to confirm that the exposed tree roots will be grinded.

- **Questions and comments from the floor - there were none.**

- **Adjournment –** There being no further business to come before the Board it was,

ON MOTION: Duly made by Cathy McCarthy, and seconded, and carried.

RESOLVE: Adjourn the meeting at 7:28 p.m.

Submitted by:

Accepted by:

Peggy M. Semsey, Property Manager
Management and Associates

Cathy McCarthy, President
ELW Cluster Homes Unit Four