

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
September 12, 2022**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM on **September 12, 2022 at 6:30pm.**

- **Call to Order** – The meeting was called to order at **6:30** 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 and four residents.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/Cooley)** to approve the minutes of August 8th as submitted. Passed unanimously.
- **Treasurer’s Report** – **Bartholmey**: The August financials were only recently presented and there was insufficient time to review them. The July financials were in good order with no remarkable elements.
- **President’s Report** – **McCarthy**:
 - no report
- **Manager’s Report** – **Semsey**:
 - No liens outstanding
 - No new owners
 - The Lutheran Church of the Resurrection is available for the annual meeting
 - Budget proposal to owners must be sent by November 14; notice of proposal to be sent by the October meeting
 - An ARC form was rec'd from 40 Colette
 - Fire update: Heritage has reimbursed \$33,020 for expenses of \$37,100
 - Mulching is not yet scheduled

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- **Unfinished Business** – (and motions during reports, if any)
 - 1) Electric meter box replacements next phase – deferred
 - 2) Lawn maintenance contract – deferred indefinitely because we are on a month-to-month and no action is needed.

- **New Business** –
 - 1) ARC applications
 1. 130 Evelyn storm door – **MOVED(Clarke/McCarthy)** to approve; Passed unanimously.
 2. 40 Colette window replacement – **MOVED(Clarke/McCarthy)** to approve; Passed unanimously.
 - 2) Sod replacement where roots were removed (70 Evelyn) – **MOVED(Clarke/McCarthy)** to approve; Passed unanimously. (PM was asked to delay pending resolution of a subsequent issue.)
 - 3) Annual meeting date – **MOVED(Bartholmey/Cooley)** to set the date at January 14 at LCR, using the lobby area (35 people, \$150); Passed unanimously.

- **Questions and comments from the floor**
 - Sophia Sculerati (130 Evelyn) – when will parking availability be restored?
 - Blanche (150 Evelyn) – concerned about the schedule for repairing door and windows damaged by fire. PM will follow regarding electrical issues.
 - Grant (80 Evelyn) – Asphalt nr 150/160 needs to be redone very soon.
 - Thom (70 Evelyn) – Unremoved roots are still causing damage to underground piping. Clarke will follow.

- **Adjournment** – There being no further business to come before the Board the Chair adjourned the meeting. The next meeting will be on October 10.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four