

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
October 10th, 2022**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM on October 10th, 2022 at 6:30pm.

- **Call to Order** – The meeting was called to order at **6:29** by Cathy McCarthy.
- **Calling of the Roll** – Directors present were Jill Bartholmey, 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/McCarthy)** to approve the minutes of September 12 as submitted. Passed unanimously.
- **Treasurer’s Report** – Bartholmey: No report; the financials have not yet arrived from M&A.
- **President’s Report** – McCarthy:
 - Visited the new residents at 120 Colette and presented them with a 'Welcome' package.
- **Manager’s Report** – Semsey:
 - No liens in place
 - No new owners
 - Lutheran Church of the Resurrection has confirmed their venue for our annual meeting on January 14, 2023.
 - ARC application received from 80 Colette for drainage issues.
 - Storage door renumbering is still pending.
 - RedTree has proposed a 3-year contract holding the current rate for 2023 with 5% increase per year for the remaining 2 years.
 - Another inspection was conducted by Heritage Insurance and our contractor on 9-22-22 at 160 Evelyn. The official report has not yet been received, but I was advised that only one window was compromised and will be replaced
 - Riptide Pressure Cleaning can begin 10-25 and 10-26.
 - Mulching is scheduled for 10-28.

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- **Unfinished Business** – (and motions during reports, if any)
 - 1) **Electric Meter Box replacements** – deferred to February '23. Frank Clarke has a spreadsheet showing the IDs of all the 'dead' meters still in place and will distribute it.

- **New Business** –
 - 1) ARC applications
 1. 80 Colette – **MOVED(McCarthy/Clarke)** to ratify. Passed unanimously.
 - 2) Sidewalk cleaning (Riptide) – **MOVED(McCarthy/Bartholmey)** to approve. Passed unanimously.
 - 3) Proposed RedTree 3-year contract – **MOVED(Bartholmey/McCarthy)** to approve. Passed unanimously.
 - 4) Discussion of 2023 Budget – Initial proposed budget from M&A was adjusted to more closely align with experience and history, and a monthly maintenance fee of \$425 was calculated. This will be formally presented at the November meeting.

- **Questions and comments from the floor**
 - **Blanche (150 Evelyn)** – What was the result of the 9-22 inspection? [Door at 150 Evelyn to be replaced.]
 - **Sophia Sculerati (130 Evelyn)** – Just observing.
 - **Emilio Riera (140 Evelyn)** – Would storm shutters be allowed? [Yes, but an ARC is required.]
 - **Vince Becklund (160 Evelyn)** – Insurance company says only 1 window needs to be replaced. That's nonsense.

- **Adjournment** – There being no further business to come before the Board it was, adjourned by direction of the Chair at 7:45. The next meeting will be on November 14th, 2022.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four