

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
April 10, 2023**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via MS Teams, April 10, 2023 6:30pm.

- **Call to Order** – The meeting was called to order at **6:34** 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.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(McCarthy/Bartholmey)** to approve the minutes of March 13 as corrected. Passed unanimously.
- **Treasurer’s Report** – **Bartholmey**: reports that nothing unusual was noted in the March financials. A/R is down slightly.
- **President’s Report** – **McCarthy**:
 - No report
- **Manager’s Report** – **Semsey**:
 - No liens
 - 50 Tads was sold to Didier and Billie Salem; 160 Pool to John F. Lipari
 - Re: the pond behind Colette: Matt Eichmann of ELWater claims there has been no rain since December, but residential use is drawing down the water level.
 - Cluster 3 claims to only be watering their allowed amount
 - The refuse contract started in 1991 and auto-renews every 3 years
 - Driveway Maintenance quoted \$8,508 to replace the blacktop at 80 Poole
 - O’Neil’s will be removing the tree at 75 Poole on April 18. They will match RedTree’s price of \$550 to remove the rear branch over the roof.
 - RedTree quoted \$1,650 to re-sod behind 80 Colette
 - The carport renovation at 150-160 Evelyn is complete.

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- **Unfinished Business** – (and motions during reports, if any)
 - 1) **Electric Meter Box replacement:** Peggy Semsey will re-survey
 - 2) **MOVED(McCarthy/Cooley)** to accept O'Neil's bid of \$550 to remove the overhanging branch at 75 Poole; passed unanimously.
 - 3) **MOVED(McCarthy/Clarke)** to accept RedTree's bid of \$1,650 to re-sod behind 80 Colette. This action by the board is not to be construed as setting a precedent.

- **New Business** –
 - 1) ARC Applications
 1. 250 Tads – gutters. **MOVED(Clarke/McCarthy)** to approve; passed unanimously.
 - 2) Amendment of 2.06: Much discussion; no decision.
 - 3) Irrigation: **Clarke** will send the old irrigation schedule to RedTree.

- **Questions and comments from the floor**
 - **Sophia Sculerati (130 Evelyn)** does not object to the basketball hoop.

- **Adjournment** – There being no further business to come before the Board it was, **MOVED(Bartholmey/McCarthy)** to adjourn at 7:18. Approved unan. The next meeting will be on May 8, 2023.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four