

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION  
UNIT FOUR, INC.  
BOARD OF DIRECTORS MEETING  
October 9, 2023**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via Microsoft Teams, **October 9, 2023 6:30pm.**

- **Call to Order** – The meeting was called to order at **6:30pm** 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(Bartholmey/McCarthy)** to approve the minutes of September 11 as submitted. Passed unanimously.
- **Treasurer's Report** – **Bartholmey**: none; the September financials have not yet been released.
- **President's Report** – **McCarthy**:
  - A budget workshop is planned for **Oct 16 (Mon) at 4pm at Mgmt&Assoc** to get an approximate budget to submit to the membership
  - **Peggy and Cathy** will finish the walk-around of electrical boxes on Thursday
  - **70 Colette** has bats; carport siding will have to be torn out
- **Manager's Report** – **Semsey**:
  - No liens; no new owners
  - 'courtesy' e-mails will be sent to several delinquent accounts
  - insurance valuation to be updated by FPAT \$1,260 required by new insurer
  - Stump grinding at 75 Poole is done
  - West irrigation controller replaced by RedTree \$2,630
  - Duro est 1504 \$2,900 for carport at 130-140 Tads
  - Duro est 1508 #3,100 for gable at 45 Tads

- **Unfinished Business** – (and motions during reports, if any)
  - 1) **MOVED(McCarthy/Bartholmey)** to accept the FPAT evaluation service @ \$1,260. Passed unanimously.
  - 2) **MOVED(Clarke/McCarthy)** to ratify the replacement of the West irrigation controller @ \$2,630. Passed unanimously.
  - 3) **MOVED(McCarthy/Clarke)** to approve the two Duro estimates @ \$6,000. Passed unanimously.
  - 4) Rust control – **MOVED(McCarthy/Cooley)** to ratify the rust control contract @ \$535 for 3 wells. Passed unanimously.
  
- **New Business** –
  - 1) ARC applications – none
  - 2) Community website – The website hosting and matching SSL security certificate have been secured for a 5-year term.
  
- **Questions and comments from the floor**
  - Emilio Riera, 140 Evelyn – Everything is looking beautiful, even the grass.
  
- **Adjournment** – There being no further business to come before the Board, the meeting was adjourned by action of the chair at 7:05pm. The next meeting will be on November 13.

Submitted by:

Accepted by:

---

Frank Clarke, Sec'y  
ELW Cluster Homes Unit Four

---

Cathy McCarthy, President  
ELW Cluster Homes Unit Four