

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
February 10, 2025**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via MicroSoft Teams on **February 10, 2025 at 6:30pm.**

- **Call to Order** – The meeting was called to order at **6:31pm** by **Cathy McCarthy**.
- **Calling of the Roll** – Directors present were **Jill Bartholmey**, **Frank Clarke**, **Cathy McCarthy**, **Brianne Moss**, and **Steve Rogers**. Also present was **Peggy Semsey**, Property Manager.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/McCarthy)** to approve the minutes of January 25, 2025 as submitted. Passed unanimously.
- **Treasurer’s Report** – **Bartholmey**: – unavailable as the January Financials have not yet been produced at M&A.
- **President’s Report** – **McCarthy**:
 - Recapitulated the February Newsletter (q.v.)
- **Manager’s Report** – **Semsey**:
 - See 'Reports' on the Cluster 4 website (<https://elwcluster4.org/>)

- **Unfinished Business** – (and motions during reports, if any)
 - 1) **Leasing Amendment** – not yet ready; deferred.
 - 2) **RedTree Contract** – deferred.
 - 3) **Drainage 60 Colette and 60 Tads** – covered in the Manager's Report.

- **New Business** –
 - 1) **ARC Applications**
 1. 190 Poole Front and Storm Doors – **MOVED(McCarthy/Bartholmey)** to approve. Passed unanimously.
 2. 75 Poole - plant Robellini – **MOVED(McCarthy/Rogers)** to approve. Passed unanimously.
 3. 20 Colette - Pavers – **MOVED(Bartholmey/Clarke)** to approve. Passed unanimously.
 - 2) Ratification of Lot 97 Lien foreclosure – **MOVED(McCarthy/Clarke)** to approve. Passed unanimously.
 - 3) Duro estimate #1697 - \$3800 - 115 Poole vinyl repl; #1698 - \$1400 - 75 Poole vinyl repl – **MOVED(McCarthy/Rogers)** to approve. Passed unanimously.

- **Questions and comments from the floor**
 - **Clarke (150C)** requested that someone relieve him of 'sign duty'. Brianne Moss volunteered.

- **Adjournment** – There being no further business to come before the Board, the Chair adjourned the meeting at 7:09pm. The next meeting will be on March 10.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four