

ELW CLUSTER HOMES UNIT FOUR ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 10, 2020

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via Zoom Meeting ID 816 6592 8497.

Call to Order – The meeting was called to order at 6:30 p.m. by President, Cathy McCarthy.

Calling of the Roll – Directors present were Jill Bartholmey, Frank Clarke, Andrea Cooley, Bette Payne, and Steve Rogers, establishing a quorum to conduct business. Peggy Semsey, Property Manager, of Management and Associates, was also present and acted as Recording Secretary.

Reading and Disposal of Unapproved Minutes – It was,

ON MOTION: Duly made by Frank Clarke, seconded by Jill Bartholmey, and carried.

RESOLVE: Waive the reading and approve the minutes of Board Meeting held July 13, 2020, as submitted.

Treasurer's Report – Jill Bartholmey - Attached.

President's Report – Cathy McCarthy briefly discussed the landscape proposal stating that residents must agree in writing to water vegetation that will be planted on their property. Pressure washing project is complete except for a second application of rust removal on Tads Trail between units 90 – 280.

Manager's Report – Peggy Semsey – Attached

Board of Directors confirmed that the repair of the top landing step is the responsibility of the unit owner, not the Association.

National Traffic Signs

ON MOTION: Duly made by Jill Bartholmey, seconded by Bette Payne, and carried.

RESOLVE: Approve the street sign replacement quote from National Traffic Signs in the amount of \$4,019.09, for the ornamental style posts with bright gold lettering. Street signs to be delivered to, and installed by Affordable Work Orders.

Unfinished Business

RedTree Landscape Vegetation Replacement

ON MOTION: Duly made by Jill Bartholmey, seconded by Frank Clarke, and carried.

RESOLVE: Approve the quote for \$22,252.50 less \$150.00 for wood removal at 620 S. Woodlands. Property Manager to negotiate a discount with RedTree since entire quote was approved.

Woodwork – John Duro

ON MOTION: Duly made by Jill Bartholmey, seconded by Bette Payne, and carried.

RESOLVE: Approve Estimate #1149 in the amount of \$11,375.00 for wood replacements and repairs.

New Business

ARC Application – 180 Poole-Railing, 35 Tads Trail-Gutter, 170 Tads Trail-Landscape, 215 Tads Trail-Maringa Tree/Denial, 250 Tads Trail-Windows, resend to Board.

ON MOTION: Duly made by Frank Clarke, seconded by Andrea Cooley, and carried.

RESOLVE: Approve applications as submitted, except for 215 Tads Trail Maringa Tree, that was denied, and request to resend 250 Tads Trail Window application.

Lien Foreclosure – 50 Poole Place

ON MOTION: Duly made by Frank Clarke, seconded by Bette Payne and carried.

RESOLVE: Approve moving forward on the Lien Foreclosure for unit 50 Poole Place

Questions and Comments from the Floor/Sign-up 3 Minute Maximum – there were none.

The next Board Meeting will be held on Monday, September 14, 2020, at 6:30 p.m. via Zoom.

Adjournment – There being no further business to come before the Board it was,

ON MOTION: Duly made by Jill Bartholmey, seconded by Andrea Cooley, and carried.

RESOLVE: Adjourn the meeting at 7:31 p.m.

Submitted by:

Accepted by:

Peggy M. Semsey, Property Manager
Management and Associates

Cathy McCarthy, President
ELW Cluster Homes Unit Four

PRESIDENTS REPORT
FOR ELW CLUSTER IV HOA BOARD MEETING
8/10/2020

We have the landscaping proposal in hand and will be discussing at tonight's meeting. It is comprehensive and takes care of a lot of old landscaping issues from stuff that was either removed in the past by the volunteer committee or others that are dying out and look bad. Peggy will be contacting individual owners and having them agree to water and signing off on that. We will not do any bush replacement without the owner signing this watering agreement.

Pressure washing was completed and we are investigating a repeat application of the rust remover on Tads Trail which is very bad. I want to remind everyone that we did not contract to have the carports cleaned. They came back to rinse off the areas where some deposits were left from the sidewalk cleaning but did not do all carports. I apologize if the announcement led to misunderstandings about the scope of what was being done.

As per the newsletter, with the new roofs you may qualify for an insurance discount. Please go to our website, elwcluster4.org, and go to the section that is marked Wind Mitgation Reports....once you click through the property addresses of all the homes are listed. Just find your address, click on that and print out the sheet. You must sign your sheet and send to your insurance company for their review. You MAY receive a discount, but this is up to your insurance company to determine.

Cathy McCarthy
ELW Cluster IV Board President

**ELW Cluster Homes Unit Four
Manager's Report – August 10, 2020**

Administrative

New Ownership Report – 150 Tads Trail

Spectrum – Credit report to homeowners still pending from Eva Robinson.

Repair and Maintenance

Irrigation pressure tank repair has been completed.

Landscape Beautification proposal has been received for a total amount of \$22,252.50.

John Duro's quote for the wood work repairs and painting is \$11,375.00

Resident at 140 Colette would like to know if the Association is responsible for the top step landing which is cracked.

Superior Fence – pending irrigation pump fences, and 40 Tads Trail, replacement/repair.

Bay Area Pressure Cleaning has been completed.

Concrete sidewalk replacement project has been completed, but no payment has not been made. No payment will be made until damages incurred during the project are repaired, i.e, irrigation under sidewalk at 105 Poole Place that was covered up. Railing at 120 Colette was repair and asphalt at 140 Poole will be repaired.

National Traffic Signs has quoted \$1,370.35 for a basic pole, and \$4,019.09 for a more ornamental. Pictures to be forwarded.

Respectfully submitted,

Peggy M. Semsey
Property Manager,
Management and Associates