

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
Monday, October 11, 2021**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM Monday, October 11, 2021 6:30 p.m.

- **Call to Order** – The meeting was called to order at **6:30** 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.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/McCarthy)** to approve the minutes of Sept. 13 as submitted. Approved unan.
- **Treasurer’s Report** – Bartholmey: Nothing unusual in the financials. 'Accruals' cause confusion. The issue will be formally raised at the November meeting.
- **President’s Report** – McCarthy:
 - the next newsletter is ready
 - we are now on the Winter lawn schedule
 - FEMA has a new flood insurance guideline
 - there seems to be no progress on several service tickets
- **Manager’s Report** – Semsey:
 - no liens
 - 600 S.Woodlands has been sold; new owners are the Carlsons
 - RedTree proposes \$900/mo for 26 irrigation system checks
 - the sod situation is being re-evaluated
 - tree work has been delayed by staffing issues
 - Superior Fence has completed Phase II
 - new carport numbers have been installed
 - Arry's Roofing resealed stacks at 90-120 Tads; no sign of rodents
 - Advanced Drainage is assessing the Tads Trail issue

ELW Cluster Homes Unit Four
Monday, October 11, 2021
Page 2

- **Unfinished Business** – (and motions during reports, if any)
 - 1) Sprinkler Maintenance Contract addendum – approved
 - 2) Landscape proposals – waiting

- **New Business** –
 - 1) ARC applications
 1. 30 Colette – tabled
 2. 60 Colette – Moved(**Clarke/McCarthy**) to approve; passed unan.
 - 2) John Duro est.#1265 for 70 Poole – Moved(**Clarke/Bartholmey**) to approve; passed unan.
 - 3) Budget Review – Since most reserves are already well-funded, only limited add'l funding is needed, but rising prices, especially of insurance, recommend an increase to \$415/mo. To be finalized in November.

- **Questions and comments from the floor**
 - Emilio Riera (140 Poole) asks the board to closely monitor weeding and irrigation issues.

- **Adjournment** – There being no further business to come before the Board it was, **MOVED(Bartholmey/McCarthy)** To adjourn at 7:19 p.m. Approved unan. The next meeting will be on November 8.

Submitted by:

Accepted by:

Frank Clarke, Sec'y
ELW Cluster Homes Unit Four

Cathy McCarthy, President
ELW Cluster Homes Unit Four