

East Lake Woodlands Condo IV

Board Meeting 1/23/2025

Clubhouse/Zoom

Open Meeting: Pres. Greg Pemberton called meeting to order 7:48 pm

- Quorum established with all board members in attendance, Greg, Dan, Rosemary, Marion, Bill
- Ellyse Vosslemann, Ameri-Tech manager in attendance.
- Meeting notice was posted on time by Ellyse.
- Reading of 12/19/2024 minutes waived. Motion made by Greg to approve, seconded by Dan. All Aye.
- Treasurer report- Bill reported a \$24,361.65 in operating funds and \$124,542.91 in reserves. \$8,551.91 in delinquency. \$3,936 of that is a lien on unit 214..

Manager Report

- The HOA payment books were mailed late.
- Outstanding screen door violations, references for repairs given to owners.
- Quote on bike racks received.
- All drywall repairs have been completed.
- Four letters of complaint received from members regarding Unit 117 dog barking and aggressive behavior disruption. Refer back to attorney to resolve.
- Letter received from attorney from unit 214 citing violation of disclosure of personal information. Our attorney to send demand letter for compliance with application required for occupants of unit.
- Condo 4 website is up to date.
- Dan reported cost of the drawing/engineering for replacement of carport by building 1 to be \$2000.

Old Business

- Cromwell has given a bid on repairs needed on 4 of our remaining carports. Additional bids needed.
- Motion made by Greg to purchase and install 2 bike racks from Home Depot at a cost of \$129 each for a maximum cost of \$750 including installation. Dan seconded the motion. All Aye
- Notice to be posted on web site prohibiting electric bikes from being stored in units.

New Business

- Motion made by Greg that Clubhouse Chairperson have authority to approve joint projects with Condos 2,3,& 4 for a shared cost of up to \$1000. Rosemary seconded the motion. All Aye.
- Funds collected from renting the clubhouse should be kept separate and used for clubhouse expenses.
- Motion made by Marion that owners can reserve use of clubhouse with a refundable \$150 deposit if no cleaning required/no damages. Seconded by Greg. All Aye. Needs approval by Condos 2 & 3.
- Volunteers needed to paint inside of clubhouse.

Meeting adjourned at 8:35pm

Submitted by Marion Ruuge-Aronson, Secretary