

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION  
UNIT FOUR, INC.  
BOARD OF DIRECTORS MEETING  
Sept. 13, 2021**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via ZOOM Sept. 13, 2021 at 6:30 p.m.

- **Call to Order** – The meeting was called to order at 6:30 p.m. by Cathy McCarthy.
- **Calling of the Roll** – Directors present were Jill Bartholmey, Frank Clarke, Cathy McCarthy, Betty Payne, and Steve Rogers. Also present were Property Manager Peggy Semsey and resident Helen Crowley.
- **Reading and Disposal of Unapproved Minutes** – **MOVED(Bartholmey/Rogers)** to approve the minutes of Aug 9, 2021 as presented. Passed unan.
- **Treasurer's Report** – Bartholmey reported:
  - Nothing unusual; A/R is down \$180
  - Budget preparations have begun
- **President's Report** – McCarthy reported:
  - New residents at 120 Colette: Irving and Kerstin Pyatt
  - New residents at 30 Tads: Zoe Klehm and Patrick Fahlman
  - A resident on Poole Pl reported a car burglary; please lock your cars
  - Patio fence replacement is proceeding
  - Residents, please report lawn issues promptly so that RedTree can address
  - Some budget lines will increase next year; insurance, master assn fees, trash, cable, and others; assessment will likely go up
- **Manager's Report** – Semsey reports:
  - New owners at 120 Colette and 30 Tads
  - PM did a walk-around with RT supervisor to prospect tree removals and sod replacement; concerns highlighted
  - Fences – replacement has started
  - Riptide Pressure Washing is complete
  - Carport numbering will start mid-week
  - Arry's Roofing made stack repairs at 90-120 Tads; confirmation still pending
  - Drainage – Tads Trail by Wind River Environmental; also Advanced Drainage will inspect *gratis* the issue at the end of Tads Trail.

- **Unfinished Business** – (and motions during reports, if any)
  - 1) Landscape Maintenance Contract Addendum – still wrong; sent back for rework.
  
- **New Business** –
  - 1) ARC applications –
    - **20 Colette** – extend patio; **MOVED(Clarke/Payne)** to approve; passed, McCarthy abst.
    - **285 Tads** – remove shrubbery and replace; convert lanai to living area; install ramp walkway in front; this was approved by default because it went past the 30-day limit; **MOVED(McCarthy/Clarke)** to ratify; passed unan.
  - 2) Landscaping – Bid for sod replacement rejected as this should be under RedTree's guarantee; Tree removal: **MOVED(Clarke/Payne)** to approve RT proposal at \$4100; passed unan.
  - 3) ARC Communications – M&A has revised their procedures to forestall miscommunication; the ARC form will be revised to close a loophole.
  
- **Questions and comments from the floor**
  - Helen Crowley:
    - If reflectors are placed, is it specific or general? (A: general) RT will be asked to be more selective in the future.
    - Does a Contractor's license imply Contractor's insurance? (A: no)
    - Is the fillable ARC form saveable? (A: yes)
  
- **Adjournment** – There being no further business to come before the Board it was, **MOVED(Bartholmey/McCarthy)** To adjourn at 7:27. Passed unan. The next meeting will be on Oct 11.

Submitted by:

Accepted by:

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Frank Clarke, Sec'y  
ELW Cluster Homes Unit Four

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Cathy McCarthy, President  
ELW Cluster Homes Unit Four