

## Eastlake Woodlands Condo Unit IV Association

### September Meeting Minutes

Sept. 18, 2019

Meeting called to order at 7:01pm, at the Little Clubhouse, by President, Roland Roy. Phil Colettis, property Manager was present. Quorum was met with 1 board members present and the second via a conference call. The meeting notice was posted on Monday, as required.

The reading of the minutes from the April meeting was waved. Motion was made to accept, seconded and all approved.

#### Agenda

1. Owners /renters are encouraged to submit their concerns and issues to Ameri-Tech prior to board meetings.

2. Consider appointing a representative from each building to report issues directly to Ameri-Tech. Need feedback on idea. Owners attending meeting felt the management did not respond adequately to their phone calls. Lack of follow through on issues. Poor communication. Phil addressed their concerns and promised improved response.

3. Discussion of Available funds and time period to replace shingled roof on building 1. Green Minority inspected roof of building 1 and reported shingles are bare of protective coating in some areas. \$17,000 is available for the roofs, we need \$30,000 to replace the shingles on Building 1. Phil explained that our reserves are fully funded but the roofs deteriorated at a faster rate than anticipated. The need for a special assessment or an increase in the HOA will be discussed at the Budget meeting in October. The replacement of the shingled roof on Building 1 will be scheduled for early Spring 2020.

4. Discussed leasing of units to meet our Declarations Policy of not more than 20% of the units. Phil stated we have in place a 1 year waiting period when a unit is purchased with a 10 unit maximum rental cap. We are currently at 35%. Those who owned prior to the Declaration amendment date (11/10/2016) are exempt from this policy.

5. Consider instituting an inspection of the units prior to the sale or rental of a unit. Phil said we do not have the authority to do an inspection unless there is a complaint. Roland wants to get the opinion of the attorney on this matter.

6. Property and Flood Insurance proposals are needed by October. A suggestion was made to ask for a 3 year contract. Phil says to anticipate a 10-20% increase.

7. New proposals are being sort for irrigation and landscaping. We are satisfied with our current contractor but as it is a major expense a second bid is needed.

8. Discussion to obtain new Christmas wreaths and decorations. A sum of \$660.30 was approved and authorized.

9. Phil will send the board a new updated owners list.

10. The institution of a Compliance Committee was discussed. Three people are needed to enforce the Association's Rules and Regulations through a fining system set up by the board. volunteers are needed for this committee.

11. A Communication Committee is being formed to publish a pamphlet with the owners addresses/phone numbers. Dan unit 307 and Rosemary unit 107 have offered to do this.

Treasurer, gave a report. Assets are \$76,349.13, Liabilities \$50,598.59, Equity/Capital \$34,686.38.

Meeting was closed at 8:40pm.

Submitted by Marion Ruuge-Aronson