

East Lake Woodlands Condo IV
Board Meeting 1/22/2026
Little clubhouse/zoom

Open Meeting: Pres. Greg Pemberton, called meeting to order 7:06pm

- Quorum established with all board members in attendance. Rosemary by phone.
- Ellyse Vosselman, Ameritech property manager in attendance.
- Meeting notice was posted on time by Ellyse.
- Treasurer Report, operating funds as of 1/22 in the amount of \$36,579.16. Delinquencies are \$9322. Reserves fully funded as per the budget.
- Motion was made to wave reading of minutes from 12/18/2025 by Marion & second by Bill. All Aye.

Manager's Report

- Gutters on all the buildings have been cleaned by affordable Work Order.
- Property walks continue. Letter sent to unit with trash outside.
- Touchup of the carport is scheduled for January 27, cars to be removed by Monday, January 26.
- Screws missing in the rain guards on buildings one and two. Will have affordable Work Order repair.

New Business

- Need to assess new attorneys fees. Require estimate before committing. Attorney request one point of contact. Dan would like that expanded.
- Need to change collection policy from 60 to 30 days. Motion made to change collection policy to 30 days first letter and 60 days sent to Attorney for collection. Dan made the motion, it was second by Greg. All in favor. Aye.
- Ellyse to check with Phil to see if Attorney is needed to review change of collection policy document.
- Estimates for electrical post transformer. Dan reported that a light was still out inside the pool. The transformer box needs replacing. Getting estimates cost will be between 1500 and \$1800. Discuss possibility of changing system to LED light bulbs that might be more cost-effective.
- Occupant of unit 303 has repeatedly failed to fill out application completely giving no last name information and drivers license. Ellyse has repeatedly made phone calls and sent letters. Decision made for eviction. Motion was made by Marion to evict the occupant of unit 303 on the basis of insufficient applicant information. Bill, second the motion, Rosemary was on the phone. All Aye.

Old Business

- Board to meet with the painting contractor due to improper painting over rust. Areas need to be scraped or power washed before touchup.
- Request to Ellyse for copies of violation letters sent to unit owners.

Meeting adjourned at 8:00pm

Submitted by Marion Ruuge-Aronson, Secretary