

December 2019 BOM

ECA Board of Managers

December 28, 2019

Monthly Meeting

Called to order: The meeting was called to order at 9am, by President Lee Davies.

Members Present: Board members Lee Davies, Colleen McCarthy, Janet Greene, and manager, Rick Clawson, were present, along with 7 guests.

Open forum for Guests: Trena Manville requested approval to install a floating floor, with a quality sound barrier, in her hallway, baths and kitchen. Following motions from Colleen & Janet, her request was approved.

Minutes from the November 2019 meeting: were approved following motions from Lee and Colleen.

Treasurer's Report for Eleven Months ending November 30, 2019: Total cash assets of \$149,499.64 include Checking account balance of \$121,655.48 and Reserve account balance of \$27,844.16. The estimated net income for the eleven months ended November 30, 2019 is \$70,802.45. The treasurer's report was approved following motions from Janet & Colleen.

Manager's Report: Rick reported that the lounge entrance reconstruction is complete with the exception of painting, which will be done at a later date. A replacement alternator was installed in the Gator and is now repaired. The tractor cab has been ordered. Rick has been working on RFP's for the replacement of the N Building roadside deck and Maintenance building electrical upgrade project. He hopes to get the letters mailed out to contractors in early January 2020. Repairs were done at the WWTP.

Committee Reports: Lee Davies reported that he has been working on the rules & regulations, where revisions need to be made and/or voted upon. Colleen reported that committee members continue to work on planning the Fire Pit at the site of the old wading pool area.

Old Business: Janet reported that the corrected ballot letter mailings were sent out on December 23rd, 2020, and things are back on track.

New Business: None

Open forum: An owner suggested the association look into repairing the windows in the lounge and pool building through Fredonia Glass. They refurbish windows at a fraction of the cost to have new windows installed.

Next Meeting: is scheduled for January 9, 2020 immediately following the Special Election meeting, which is scheduled for 7pm, on January 9, 2020 at the Lakeside Lounge.

Executive Session: Lee informed guests that the board would be going into executive session, immediately following the meeting, however, no motions would be made or voted upon.

Adjournment: The meeting was adjourned at 9:23am following motions from Janet and Colleen.

Janet Greene, Secretary

