

ECA February 2020 Board Meeting

Board of Managers

Secretary's Report

Call to Order: President Lee Davies called the meeting to order at 9:10am on February 29, 2020, at 9am in the Association Office.

Members Present: All board members were present. They were: President, Lee Davies; 1st VP, Colleen McCarthy; 2nd VP, Kimberly Alonge; Treasurer, Lee Jette; Secretary, Janet Greene. Also present were Rick Clawson, Manager; and 12 homeowners.

Open forum for guests: A homeowner expressed concern for beach erosion upon reading an article about rising waters on Lake Erie.

Treasurer's Report: Lee Jette reported that for month ending January 31, 2020, Total Assets are \$218,045.27, Current Liabilities are \$66,278.93, Total Liabilities and Equity are \$218,045.27. The delinquency report shows 4 homeowners over 90 days in the amount of \$1,364.26. The treasurer's report was approved following a motion from Janet and Kim. The Engagement Letter from our accountants was approved following motions from Lee Jette and Colleen McCarthy.

Secretary's Report: Following a review of the report, motions from Kim and Lee Jette to approve the report was passed.

Manager's Report: Rick reported that a blower failure occurred at the WWTP. The board approved a purchase of a new blower, at the cost of \$4,282.40, to replace the old one. Motions were made by Janet and Kim. Lounge carpets were shampooed and cleaned by the maintenance crew. Rick expects to receive 3 RFP's for the electrical work at the Maintenance Garage. Wilson Engineering has been contracted to do the engineering drawing for the N Building Deck replacement.

Committee Reports: Marilyn Gollnitz gave an update for the Firepit Committee. She stated that they have researched firepits and found a 24" tall firepit that has room for the propane tank inside it for a cost of \$614, at Home Depot. Janet asked Lee Davies if any progress has been made on updating the Rules & Regulations. He

reported that wording of changes needs to be done and that he plans to work on that later in the spring.

Old Business: None

New Business/Correspondence: Norm Gollnitz presented a storage proposal whereby homeowners could purchase handmade wooden or aluminum storage sheds, made by a local Amish carpenter, for approximately \$1500. He proposed these could be placed in the open area at the west end of the complex. He stated these would be fully maintained by the individual owners. After a lengthy discussion by the board, with many questions, President Lee Davies stated more research needs to be done, regarding the legality of this proposal, before a decision can be made by the board. A request by Norm and Marilyn Gollnitz for a double hung window replacement was approved with motions from Lee Jette and Colleen McCarthy. A request from Trena Manville to replace both of her bedroom windows, at Unit 807, was approved following motions from Janet and Kimberly. Lee Davies reported that our internet contract with Consolidated Communications expires March 31, 2020. He stated that representative David Lessinger proposed that Consolidated would install fiber optic WiFi at a cost to the Association of \$83,000 to run the underground wiring to all buildings, plus an additional \$10,000/month for the WiFi at each of the 104 units. This is an extreme increase from the \$1500/month we have been paying for our current WiFi. Rick has contacted Spectrum for a quote for 100 Mg WiFi & TV. He expects to have figures to present at the March meeting. Kimberly Alonge expressed concern over cigarette butts and pet waste on the grounds. Janet noted that we have contractors and an employee who smoke and need to be reminded to dispose of them in a proper manner. Rick said he would speak with both of them regarding the litter of cigarette butts. He would place a reminder in the March newsletter about both issues.

Open forum for guests: A homeowner asked why the full financials aren't posted on the residential portion of the website. Someone stated she felt a proposal from Spectrum would be a good deal for homeowners and the Association. Following a question from another homeowner, our manager stated that we are currently paying Consolidated Communications \$1207/month for Wifi. A homeowner

suggested to the board that they should build in protection when contracting for WiFi and TV.

Next Meeting: March 28, 2020 at 9am in the Association Office.

Executive Session and Adjournment: Lee Davies told guests the board would be holding Executive Session to discuss delinquencies immediately following adjournment. The meeting was adjourned at 10:20am following motions from Colleen and Kim.

Respectfully,

Janet Greene, Secretary