

The 2022 ELWVII Association Board of Directors Meeting was called to order at 6:32 PM on January 26, 2022 via Zoom by Karen Cochran from Ameritech, Inc. Who was standing in this evening for the property manager Kim Bramson.

Board members Elaine Hewitt, Chris Capezio, Mary Stone, Albert Kaan, And Jay Hurley were present.

Proof of notice of the meeting was posted 48 hours prior .

All Board Members were present -we have a quorum.

Approval of previous meeting minutes was done.

Financial Report:

A brief discussion regarding:

The financials still needing to be updated with the transfer of the \$30,000 from the deferred maintenance to operating.

The drainage/roof loan account needing to be "zeroed out" since the final payment has been made.

A few homeowners owe a small amount of money for different reasons which needs to be collected.

Old Business:

Stair and railing repair of buildings one, two, three, four, six. Building five has been completed. We are in the process of getting bids from different companies in our area who repair stairs and railings.

A dead tree will be removed from behind building number two.

Pressure washing of the pool deck, carports, sidewalks and landing will be done on Monday, January 31, 2022.

New Business:

Discussion of the pool, pool fence, and pool chairs needing different types of attention. These will be discussed in more detail once the upcoming monthly walk is done on January 31, 2022.

A monthly walk around all the buildings and grounds including the pool will be done by the board members and Ameritech manager Kim Bramson each month. The first walk will be on January 31, 2022 at 10:30 AM.

Next board meeting date will be in late April 2022. The date is to be determined in the near future.

Owners Comments:

An owner was concerned about the dead tree behind building number two in addition to sandbags needing to be removed from behind the building.

These items were being addressed.

A motion was made by Elaine Hewitt and seconded by Jay Hurley to adjourn the meeting.

Motion carried. The meeting was adjourned at 7:19 PM on January 26, 2022