

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
April 27, 2020
Held Virtually

Board Members Present: Helen Manke, President; Pam Irwin, Vice President; Stacey Dasher, Secretary; Karen Miller, Treasurer; Joyce Ranahan, Grounds Director; James Gamble, Buildings Director; Eileen Schnauder, Delinquencies Director; and Jenny Kidd, Ameri-Tech Community Property Management.

Call to Order: It was declared that a determination of proper notice was posted that a quorum was present and called the meeting to order at 6:30.

Approval of Agenda: The agenda was approved as written. Karen motioned and Joyce seconded. All approved.

Reading and Approval of Minutes: Reading of the minutes of the Board Meeting of March 31, 2020 was waived. Karen motioned, and James seconded. All approved.

Guests Present: Kathy Schaefer, Sandy Jenkins, Phaedra Geer. Kathy informed the board her privacy wall is still being worked on and she was not happy with the Ameritech vendor that was used. Jenny will reach out to the vendor to discuss Kathy's issues. She also would like a letter sent to a neighbor who keeps parking on the grass.

President's Report, Helen Manke: Helen Manke welcomed all to the meeting. She thanked Karen for setting up the virtual meeting.

Treasurer's Report, Karen Miller: The 2019 audit has been completed. It was done early and looks good. The Insurance package came in at \$97,582.00 which was under budgeted by around \$10,000.00. All the pest control has been paid with a discount for paying in advance. Since she isn't meeting in person with Jenny to sign checks to vendors, Karen is accessing all invoices online on CINC and approving payments at appropriate.

Delinquencies Report: There is currently one account at the attorney. Two units may potentially get sent to the attorney. Jenny will check the status of payment on May 1st to see if they will get sent.

Property Manager's Report: Jenny went over the sales/leases for the month. She has sent The Board new welcome letters for new owners and renters. An invoice was sent to Progressive for the damage to the wall at the front of the neighborhood. Mat will be taking a landscaping certification class on May 8th. The insurance information has been updated on the website.

Grounds Directors' Report, Joyce Ranahan: The exterior pool lights have been completed. The interior pool lights have also been completed. Joyce is not sure if the pool leak has been fixed and she will be checking with Mat. It was noticed while one of the interior pool lights were being repaired the second one also needed to be repaired. Since it was an emergency and the pool was already drained, three Board members agreed to have it done while the company was here on property and had already partially drained the pool. After the fact, a motion was made by Joyce to have the light fixed, Karen Miller seconded. All approved. An owner in Star Apple has been flooded three times and has requested a proposal to remove a tree that is believed to be the problem. Joyce got an estimate from David Swingle in the amount of \$2,550.00. There is still money in the budget for emergencies. Joyce and Helen will go to inspect the area and if they agree Karen will approve to take out the tree. Providing Joyce and Helen agree after inspecting Karen made a motion to accept the \$2,550.00, Eileen seconded. All approved. Joyce will be looking at fixing up the front entrance with some bushes. She will keep us updated.

Buildings Directors' Report: James Gamble: James and Mat are waiting for Avery to contact him regarding final checks. Avery was in Diamond Leaf to check wood issues. They will start repairing those problems next week. The bees have been taken care of.

"For Discussion" and/or Progress:

Unfinished Business:

New Business: There have been questions regarding opening the pool. This is still up for debate while waiting on County guidelines. The Board has agreed to give Mat an additional three days of sick time for a total of five per year not to be rolled over to the next year effective April 27, 2020 and renewing on his anniversary date. Karen made a motion, Pam Irwin seconded. All agreed.

Next Meeting Date: The next meeting will be held via virtually based on May 26, 2020 at 6:30 p.m.

Adjournment: The meeting adjourned at 7:36 with a motion by Joyce Ranahan and seconded by Pam Irwin. All agreed.

Respectfully submitted, Stacey Dasher, Secretary.

Note: If you want the minutes emailed to you, please contact Stacey Dasher at staceydasher@yahoo.com.