

Unapproved Minutes
Strathmore Gate East at Lake St. George Homeowner's Association, Inc.
Board of Directors Meeting,
May 26, 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 April 27, 2020 was waived. Karen motioned, and James seconded. All approved.

Guests Present: Harry Erickson. He did not have any concerns.

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: There were no new issues. Insurance has been completed for the year. Tree trimming is complete with some money left for emergencies. The audit is done and looks good. Exterminator is complete. The reserves are in good standings. Karen will be getting with Jenny to possibly take out one more CDAR.

Delinquencies Report: There is currently one account at the attorney.

Property Manager's Report: There were no sales/leases for the month. Jenny has requested two proposals for cleaning the pool due to COVID-19. She received a proposal from Homeworks of Holiday for roof blowing. The proposal was for 39 buildings, but Joyce said we only need 27 buildings done. The amount for 27 buildings is \$2,295.00. Joyce motioned to accept the bid. James seconded, all approved. Gutter specifications have been updated and posted on the website. Payment has been received for damage to the front entrance.

Grounds Directors' Report, Joyce Ranahan: Joyce asked Jenny to get proposals for new patio furniture straps. This way they can hopefully get replaced while the pool is closed. We need new blue reflectors on the road near each fire hydrant. Joyce will order them online and Mat will put them down. There is a drainage issue in Arrowood Court. Jenny will be getting bids to get that repaired. Joyce brought up repurposing the tennis courts into a garden. Karen questioned the legality of doing that and the need if any, a vote on it. Jenny will be asking the attorney what the options are. A tree fell behind the tennis courts onto our property. Joyce will have Swingle come and remove it as it is blocking behind the tennis courts. Karen questioned the need to actually remove the tree rather than let it stay and return to nature. Helen will join Joyce to look at the site and make a decision.

Buildings Directors' Report: James Gamble: All the painting repairs have been complete.

“For Discussion” and/or Progress:

Unfinished Business: Pool re-opening.

New Business:

Next Meeting Date: The next meeting will be held via virtually based on June 22, 2020 at 6:30 p.m.

Adjournment: The meeting adjourned at 7:52 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.