

**Unapproved Minutes**  
**Strathmore Gate East at Lake St. George Homeowner's Association, Inc.**  
**Board of Directors Meeting,**  
**September 28, 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 6:31.

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

**Reading and Approval of Minutes:** Reading of the minutes of the Board Meeting of August 24, 2020 was waived. Karen motioned, and Pam seconded. All approved.

**Guests Present:** Harry Ericson, Patti Beaulieu and Linda Jones. They did not have any concerns to bring up.

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

**Treasurer's Report, Karen Miller:** Karen didn't have any pressing issues. Due to Covid-19 Karen has been approving all invoices online through AmeriTech's online management system. Karen reminded Jenny to keep an eye on the reserve fund as the balance is high and will need to get put into CDAR's in order to be covered by the FDIC. Jenny committed to providing a budget suggestion by October 1st.

**Delinquencies Report:** There are currently two accounts with the attorney.

**Property Manager's Report:** Jenny went over the sales/leases for the month. The pool furniture will be back in approximately two weeks. Vinny from FLC is providing Jenny a proposal for the railroad ties in Buttonbush. The globe Jenny purchased from Amazon did not fit out fixtures. She ordered another one to see if that will work. Jenny has received the claim number and email address to send any reimbursements from the Elder Ct. accident. The reserved study is expected to be completed in a week. Jenny supplied a bid from Foresite for the replacement of the Elder Ct. sign. Karen motioned to accept; Pam seconded. All agreed. Jenny mentioned that she had not interviewed our newest residents but will interview all new ones.

**Grounds Directors' Report, Joyce Ranahan:** The drainage issue in Arrowwood Ct. has been repaired. David Swingle will be out to remove a tree limb in Fig and determine if the tree is damaged and needs to be removed. Joyce will be checking on a tree in Buttonbush that may be disturbing the foundation. Joyce reminded everyone about Mat's evaluation due on November 7<sup>th</sup>. Joyce is working on getting a Court Captain meeting together.

**Buildings Directors' Report, James Gamble:** nothing

**"For Discussion" and/or Progress:**

**Unfinished Business:** Still working on a way to fix the flooding issue in Mat's office. Jenny will be checking with Phil from AmeriTech to see about a new foundation or potentially a new building. There is a flooding issue in the back on a unit in Fig Ct. The owner will be requested to fix his gutters and once that happens it will be checked when we have another big rainstorm. Jenny is still working on getting additional proposals for the parking lot flooding and flooding behind a unit in Star Apple. James will be getting with a resident in Arrowwood to verify the request to install pavers. Letters must be sent to the Fig Court resident who is letting his dog roam around unleashed and the dog is defecating, and the resident is not cleaning up after the dog.

**New Business:** A resident on Honeylocust Ct is complaining about ceiling damage. Jenny will refer them to Robert Mitchell, out insurance agent.

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

**Adjournment:** The meeting adjourned at 7:48 with a motion by Eileen Schnauder 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](mailto:staceydasher@yahoo.com).