

## Unapproved Minutes

Strathmore Gate East at Lake St. George Homeowner's Association, Inc

Board of Directors Meeting

August 23, 2021

Held Virtually

- Board Members Present: Helen Manke, President, Pam Irwin, Vice President, Karen Miller, Treasurer, Eileen Schnauder, Secretary, Joyce Ranahan, Grounds Director, Fred Elflein, Delinquency Director, James Gamble, Building Director, Wendy Harden, Ameri-Tech Community Property Management
- Call to order: It was declared that a determination of proper notice was posted and that a quorum was present. The meeting was called to order at 6:31.
- Guests: Elaine Abrams, Jeanette Murray, Shelley Tractenberg, and Renee Harris.
- Approval of agenda: Motion by Karen and seconded by Eileen. All approved.
- Reading and approval of minutes of June 28, 2021: Motion to waive reading of minutes by Karen and seconded by Eileen. All approved.
- President's Report: Helen welcomed our guests.
- Members Forum: Shelley asked about repaving the parking lots. Ameritech had said that when the time comes, we should do a full repave since a seal coat is not cost effective. Money is in the budget reserves for doing the repave of the lots in future years. James will investigate what needs to be done to fix the parking area wheel stops. Elaine has a map of the numbers for the area. Jeanette and Renee spoke about the new mailboxes to please let

everyone know since they didn't receive important mail for a few days. Shelley also questioned why a neighbor had no shrubs. Joyce will look to see if any have been ordered for that unit.

- **Treasurer Report:** Financial report is on the web site. Delinquencies are starting to go up. Karen asked Wendy when are we getting the audit done and requested she contact Page and Company since Karen has signed the papers. Wendy will contact them to see why it hasn't been completed. Violation letters have gone to the entire Board in the past. One letter went out that shouldn't have. In the future Wendy will have Karen Cochren send the letter to everyone and we will make our comments to Helen who will submit any changes.
- **Property Managers Report:** Scott Hood still on vacation to bid on the maintenance shed. Contacted J. Earnest Contracting, LLC for a bid. He visited the site and I'm waiting for his bid. Conducted a site visit on 8/16. She received the bid from Countryside Locksmith for the key fobs for the pool and tennis areas. The key fobs for the pool can wait for the budget meeting. Karen asked Wendy to add a Capital Expenditure line on the budget for the key fobs and the Pool repairs. We did budget meeting on Zoom last year and we will again this year.
- **Grounds Director Report:** Joyce talked about Buttonbush Ct as to when the islands will be repaired. Yellowstone is still waiting for the stones. We suggested that maybe he can get a different color stone. Joyce ordered 85 bushes to be installed. Basketball hoops will only be half court. James motioned to approve and seconded by Joyce. All approved.
- **Building Director:** James has called Shaw Construction; he must still be away since no one is answering the phone. He will continue to call to get the bid for the shed.

- Delinquencies Director: There are currently 2 units at the Attorneys for nonpayment of monthly fees. Fred motioned to send another account to the Attorney and seconded by Pam. All Approved. The violation letters have been going out as soon as a problem is found.
- Next Meeting Date: 9/27/21 at 6:30 for a virtual meeting. The meeting adjourned at 8:42 with a motion by Fred and seconded by Eileen. All approved.

Respectfully submitted by Eileen Schnauder, Secretary