

**ELK RIDGE II CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, MARCH 30, 2021 – 5:00 P.M.
VIA ZOOM**

Chet called the meeting to order at 5:05 p.m. and confirmed there was a quorum with all three Board members participating.

Those present:

Andrea Ouimet
Michelle Gerber
Rebecca Vehik
Chet Boyce, Toad Property Management (Manager)

Andrea made a motion to approve the minutes of the February 23, 2021 meeting. Rebecca seconded the motion and it was unanimously approved.

Chet said he had obtained some pricing, per square foot, for exterior siding materials. Pricing ranged from \$1.35 s.f (composite) to \$5.70 s.f (cedar) for siding materials and around the base of the buildings metal would be \$2.50 s.f and faux stone \$16.10 s.f. Andrea volunteered to research additional faux stone options. Chet agreed to email the information to the Board and also research durability of the siding materials.

Rebecca explained electrical service had been lost to the building on Saturday and restored on Tuesday. Chet explained damage to the underground cable, a few feet from the building, had probably occurred twenty plus years ago and the cable had slowly disintegrated and finally failed completely. The electric company had replaced that section of the cable and power was restored. According to the electric company the damage to the line was very unusual and not likely to be a problem at the other buildings.

Chet confirmed the architect would engage an engineer as necessary during the planning process of the remodel. Andrea agreed to reach out to the owner of Unit 10 to find out if Unit 10 would be included in the remodel or perform the work separately. Work on all four buildings was necessary to satisfy insurance company requirements and avoid cancellation of a policy.

Rebecca expressed concern about snow being pushed behind the lower building. Chet explained trucking snow away was expensive and options could be discussed with the maintenance team prior to the start of next winter.

At 5:19 pm Andrea made a motion to adjourn the meeting. Michelle seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management