

**ELCHO IV TOWNHOMES ASSOCIATION
ANNUAL MEETING OF THE MEMBERS
THURSDAY, JANUARY 2, 2025
9:30 AM
VIA ZOOM**

Present via Zoom: Carl Castillo
Tim Egelhoff
Rick Bischoff
Brandon Cvilikas, Toad Property Management

The meeting was called to order at 9:32 a.m. and Brandon confirmed there was a quorum. Brandon said notice of the meeting had been mailed to owners prior to the meeting.

Rick made a motion to approve the minutes of the December 19, 2023 meeting. Tim seconded the motion and it was unanimously approved.

Brandon said a review of the governing documents indicated only exterior lighting benefiting common areas would be an Association expense. Any other exterior lighting would be an individual owner expense.

Prior to the meeting a 2024 financial report and a 2025 Budget had been circulated to all owners. Brandon said he had spoken with the snow removal company requesting regular billing and a breakdown of time spent on each plow. An invoice had been received for the November 2024 storm and it appeared each plow would cost approximately \$100. Tim said he had spoken with the new driver and would continue to reach out to him as necessary.

Brandon explained an increase of 15% to 20% was anticipated by the insurance agent and Brandon would continue to follow up with the insurance companies and have a new policy in place when the current one expired.

Tim said he had reached out to three landscaping companies and would reach out to them again the Spring. Brandon said he would follow up on the dumpster at Cement Creek Condos and attempt to have a lid which was easier to use and bear proof.

Brandon confirmed the Association currently had approximately \$8,795 in the Checking Account and approximately \$10,004 in the Reserve Account. Funds would continue to be transferred to the Reserve Account from the Checking Account.

Carl made a motion to ratify the 2025 Budget as presented. Tim seconded the motion and it was unanimously approved.

The next meeting was scheduled for Thursday, December 11, 2025 at 9:30 a.m.

At 9:50 a.m. Rick made a motion to adjourn the meeting. Tim seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management