

**ELCHO IV TOWNHOMES ASSOCIATION
COMBINED MEETING OF THE BOARD OF DIRECTORS AND MEMBERS
WEDNESDAY, DECEMBER 2, 2020
10:00 AM
VIA ZOOM**

Present via Zoom: Kim Lord
 Tim Egelhoff
 KD Burdette
 Richard Bischoff
 Rob Harper, Toad Property Management

The meeting was called to order at 10:04 am and all four units were represented at the meeting.

Rob confirmed the Evergreens had been wrapped to protect them during the winter and Caleb was willing to continue clearing snow on the driveway. Tim agreed to directly communicate with Caleb if there were additional requests regarding the driveway snow removal. Toad would clear porches upon request on an as needed basis. Rob cautioned two north facing units had snow fall into the porches and would require more frequent snow removal. It was agreed roof snow removal would be completed as necessary.

A request had been made to have a grill on the upper deck. Rob explained some insurance companies required language in governing documents prohibiting grills. Rob agreed to follow up with the insurance company to check requirements regarding grills for a duplex.

Kim explained the Bylaws required 100% attendance at the annual meetings to reach a quorum and suggested changing that requirement to 50%. Kim made a motion to approve the Bylaw Amendment, as distributed, changing the quorum requirement to 50%. Richard seconded the motion and it was unanimously approved. Kim agreed to sign the Amendment as a Board member and Rob would post on the website.

After discussion Kim made a motion for Shelly Miller, Tim Egelhoff, Richard Bischoff to form the new Board. Richard seconded the motion and it was unanimously approved.

Kim made a motion for the appointment of the following officers and Richard seconded the motion and it was unanimously approved.

President	Tim Egelhoff
Vice President	Shelly Miller
Secretary/Treasurer	Richard Bischoff

Kim said Cement Creek Condos would be willing to share their dumpster at a cost of \$100 per month for the Association. After a very short discussion it was agreed the Association would go ahead and sign a contract for monthly use of the Cement Creek dumpster.

Kim said Cement Creek Condos would also like to take over the snow plowing contract for the driveway. After discussion it was agreed there would be benefits having Cement Creek Condos perform

the snow removal and Kim agreed to follow up on price and Rob would assist with coordinating the switch.

Kim said there was not a street sign and Rob agreed to follow up with CB South Metro District. Additional signage for the buildings would also be required.

At 10:36 am the meeting adjourned.

Prepared by Rob Harper, Toad Property Management