

ELK RIDGE II CONDOMINIUM OWNERS ASSOCIATION
ANNUAL MEETING
TUESDAY, OCTOBER 5, 2021 – 5:00 P.M.
VIA ZOOM

Those present:

Andrea Ouimet
Ashley Allen
Michelle Gerber
Chet Boyce, Toad Property Management (Manager)

Proxy to Andrea:

Unit 10

Chet called the meeting to order at 5:04 p.m. and said notice of the meeting had been sent August 30th. Chet explained that there were not enough owners present to form a quorum and the meeting would continue in an informational format.

Chet said that without a quorum it was not possible to approve the minutes from the October 6, 2020 Annual Meeting.

Chet explained that ASR, the firm that had previously provided a bid for the planned exterior remodel, has since pulled all of their past bids due to internal turnover. Collection for the Assessment is ongoing so that funds are available when the project can begin, but Toad is having to restart the process of locating a contractor.

Chet said that he was optimistic about renewing insurance for the next year, but was still waiting on confirmation from the insurance company.

A suggestion was made to reach out to SealCo for some preventative maintenance, such as a chip seal or another protective coating, on the driveway and the parking lot. It was generally agreed to pursue this idea for the Spring of 2022.

There was a discussion of the Association's interest in finding a location for recycling bins that could be accessed by waste management. It was reported that no progress had been made on this issue.

Chet explained that the Board reviews and approves the Annual Budget, which is then ratified at the Annual Meeting. In the absence of a quorum, the Board-approved Annual Budget will stand. It was noted that the new budget will require Unit 10 to pay the same amount in dues as other units beginning in January 2022. It was noted that costs for Water and Sewer would likely continue to go up.

Chet explained that without a quorum, they could not hold an election, but that there were no other volunteers for Michelle's seat on the Board, so Michelle would continue on as a Board Member for another term.

It was agreed to hold Tuesday, October 4th as the date for the 2022 Annual Meeting.

The meeting was adjourned at 5:17 p.m.

Prepared by Rob Harper
Toad Property Management