

**ELK RIDGE II CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, JUNE 10, 2022 – 12:00 P.M.
VIA ZOOM**

Present:

Andrea Ouimet
Michelle Gerber
Chet Boyce, Toad Property Management
Mason & Alexandria Miller, Unit 10

Chet called the meeting to order at 12:04 p.m. and confirmed there was a quorum present. Chet said that notice of the meeting had been given on June 1, 2022.

Andrea made a motion to approve the minutes of the April 6, 2022 meeting. Michelle seconded the motion, making approval unanimous.

Chet said that the chief purpose of the meeting was design review of a planned remodel for Unit 10. Board members agreed that the plans generally looked very good. The Millers emphasized that there were no plans to expand or add on to the unit as part of this remodel.

Andrea made a motion to approve the materials and color choices for Unit 10. Michelle seconded the motion, making approval unanimous.

Mason said that the roofer and siding contractors both had their own dump trailers, which would be parked in the Unit 10 driveway and would not take up any common space on the property. The Millers were anticipating a maximum duration for the remodel of 2-3 weeks, with an August start date.

Andrea asked that the workers be mindful not to block the Association's dumpster on Wednesdays when the garbage was collected.

The Millers inquired whether it would be possible for the Board to waive the Special Assessment for Unit 10, since the Millers were assuming the cost of their own remodel and their unit would not benefit from the Special Assessment. They also inquired whether the Association could refund any of the Special Assessment paid by them or the unit's previous owner.

The Board agreed that it was logical to waive future Special Assessment payments, but said they were unable to refund past payments.

Andrea made a motion to waive Unit 10's obligation to pay the Special Assessment beginning June 1, with the caveat that if the remodeling work proposed by the Millers was not completed by the time they sold Unit 10, the Special Assessment

would be instituted retroactively in full. Michelle seconded the motion, making approval unanimous.

Chet said that he would remove the Special Assessment from the Millers' account.

The Millers confirmed that they would display their address and unit number on the unit once the new siding was installed.

Chet said that he had requested a quote from SealCo for chip sealing rather than paving. Andrea said that she believed cleaning and sealing might suffice for this season rather than a full repaving.

There was a discussion of the difficulty in locating a contractor for the Association's remodeling project.

Chet said that the initial insurance payment had come through for the interior remodel to Unit 3, and Andrea said that work seemed to have begun on the project.

Andrea suggested that the Association consider striping the parking lot, depending on the cost of the bid for sealing. Andrea noted that some units in the parking lot were parking more than the allotted number of cars in the lots. It was suggested that assigned parking spots or resuming the use of parking passes might help solve this issue.

Andrea made a motion to adjourn the meeting at 12:28 p.m. Michelle seconded the motion, making approval unanimous.

Prepared by Rob Harper
Toad Property Management