

**ELCHO IV TOWNHOMES ASSOCIATION
COMBINED MEETING OF THE BOARD OF DIRECTORS AND MEMBERS
TUESDAY, DECEMBER 7, 2021
10:00 AM
VIA ZOOM**

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

Rob called the meeting to order at 10:02 a.m. and confirmed a quorum with all four units represented at the meeting. Rob said notice of the meeting had been sent on November 1, 2021.

Kim made a motion to approve the December 2, 2020 meeting minutes. Rick seconded the motion, and it was unanimously approved.

Rob said that Elcho IV was looking good. Rob confirmed that the trash service was up and running and that Elcho IV would be working with Cement Creek for snow removal as well.

Tim said that Wright Angle Construction had taken away the gravel from the driveway area but had not yet fixed the damage to the doors or sent the Association a bill for the paving work. Tim was planning to follow up with Mike Wright in the near future and said he would report back to the Board.

Rick said that if any stain or paint was needed for touch-ups, the contractors had left some of each in the garage of his unit.

Rob said that Hannes had sent around an updated version of the draft 2022 Budget, which included \$100 per month for the shared trash service. Rob said that the Association had been able to save some money in 2021, and dues remained the same in the 2022 Budget.

Tim made a motion to approve the 2022 Budget as presented. Kim seconded the motion, and it was unanimously approved.

Kim made a motion to elect Tim Egelhof, Rick Bischoff, and Carl Castillo to the Board. Tim seconded the motion, and it was unanimously approved.

Rob said that he would wait for requests from the owners to schedule any snow removal at Elcho IV. Rick said that he would be arriving on Saturday, December 12, and Rob said he would arrange snow removal for Rick's unit.

At 10:12 a.m. Tim made a motion to adjourn the meeting. Rick seconded the motion, and it was unanimously approved.