

**ELCHO PLACE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
THURSDAY, OCTOBER 2, 2025
4:15 PM
VIA ZOOM**

Present via Zoom: Adam Reymann
Chris Zacher
Cynthia Stanley
Brandon Cvilikas, Toad Property Management

The meeting was called to order at 4:18 p.m. and a quorum confirmed.

Adam made a motion to approve the minutes of the May 8, 2025 meeting. Chris seconded the motion and it was unanimously approved.

Chris made a motion to appoint Cynthia Stanley to the Board. Adam seconded the motion and it was unanimously approved.

A draft 2026 Budget had been circulated to the Board prior to the meeting. Chris suggested the deck staining be an Association expense to maintain continuity. Brandon explained the expenses and said the Budget had funds going to Reserve. Chris said he had reached out to a different snow removal company who used a smaller machine and bids would be compared. Vehicles must be moved to allow the snow removal to happen in an efficient way and not reduce parking spaces. Chris stressed the need to identify snow storage areas to the company performing the snow removal.

Brandon confirmed the Association had approximately \$17,370 in the Checking account and approximately \$8,605 in the Savings account. It was generally agreed the Association needed to build up Reserves to avoid large special assessments in the future.

Blue Dog Home Improvement had identified some gaps between siding and roof on some units. Brandon agreed to contact David Gross to review warranty work on the units. Brandon said siding on one unit had been repaired and the invoice from Blue Dog would be sent to David Gross for reimbursement.

The annual meeting was scheduled for October 23, 2025.

Chris made a motion to approve the 2026 Budget as presented. Adam seconded the motion and it was unanimously approved.

Chris suggested adding mulch on an annual basis. Weed mitigation needed to be completed during the Summer and Cynthia said she had been removing weeds. Cynthia said her husband would use a weed wacker at the back of the building. Brandon explained the irrigation timers had been stored in his garage.

Concern was expressed about several areas of fascia and siding which required attention and it was agreed Brandon and the Board would prepare a list. Chris said the railings also required attention and Brandon agreed to reach out to David Gross.

Timing of snow removal was discussed.

At 4:50 p.m. Adam made a motion to adjourn the meeting. Cynthia seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property
Management