**EIPOA BOD MEETING JANUARY 10, 2024 @ 6:00 via ZOOM**

**Attendance:** Gail Turner, President, Bill Callahan, Vice President, Frank Collins, Treasurer, Stan Gdowski, Juergen Kroos, Chris Boucher, Priscilla McLaughlin, Bill White and Teri Woodcock. Absent were Elizabeth Laflamme and Bill White. A quorum was met. The Agenda, P&L and past minutes were emailed to BOD members. Signs were posted. Meeting began at 6:00PM.

**President’s Report:** Gail Turner: Discussed the recent article (emailed to BOD Members) in Daily Sun about the state legislature considering several bills regulating HOAs. None of them have passed. Gail explained the EIPOA is in compliance with most things. One proposed bill requires HOAs to give 15% back to the community. Our contribution to the Parkway qualifies for this. State legislatures introduced the bills because of complaints they received about HOAs. Gail stated people should be aware of HOA rules before purchasing a home. Also discussed another article from the Daily Sun about the explosive building going on with storage facilities and homes in Englewood (possibly 6,000 more residents) and the strain it will cause on our infrastructure. Gail reminded members to prepare reports for the Annual Meeting at the Elks on January 15, 2024 at 6:00PM.

**VP’s Report:** Bill Callahan: Received an email from a member of 4/5/6 who backs up to Eden Lake. Lengthy letter concerning lake issues and street issues among other things.

**Treasurer’s Report:** Frank Collins: P&L reviewed. $22,564 in checking account, CD for $20,000 with Wells Fargo, and CD for $10,000 with JP Morgan, and $45,386 in accounts receivable. P&L expenses may be understated by $695—is awaiting year end reconciliation report by 3rd party. So far about $8,000 in dues have been collected. Frank will make copies of the 2024 budget for the Annual Meeting on 1/15/24.

**Secretary’s Report:** Gail Turner: Requested motion to accept December 13, 2023 minutes. Bill Callahan advised 1 correction was needed – under Fine Committee, 9th line starting with 216—address for 228 Brandywine should be 226 Brandywine. Motion made to accept corrected minutes, & minutes were approved.

**Committee Reports**

**Architectural Committee:** Stan Gdowski: 3 roofs approved.

**Parkway Committee:** Bill Callahan: Meeting on Monday, 1/8/24. All going smoothly and parkway looks great.

**Fine Committee:** 2 Properties going to Fine Committee & Fine letters going out.

218 Brandywine for parking a commercial vehicle. This has been going on for 3 months & property owner has been sent 2 violation letters (9/20 & 10/17) with no corrective action. The reason this violation did not escalate sooner is because the truck is not there during the day when Capstone does their drive bys—only there at night & weekends. $100 per day fine approved & referred to Fine Committee.

301 Gladstone for landscaping violations. Owner seems to correct some things but not all issues. Fine was previously approved, referred to Fine Committee and letter will be going out.

**Property Maintenance:** Gail Turner: Last month, 18 letters of violation went sent out on 12/18/23. Five were 2nd letters, 4 of which were corrected and 1 was voted for fine today. On January 5, 2024, 20 letters of violation were sent out. Seven were 2nd letters, and many violations have been taken care of. There are several properties that will be going to fine committee. For 2023, there were 211 letters of violations sent out. As a general rule, property owners are given the opportunity to speak at Fine Committee and make arrangements to correct violations without any fines being imposed. To date, 20 property owners were brought to Fine Committee and only 1 property owner has not corrected violations—fines totalling $20,000. Demand letter going out then legal referral.

**Communications Committee**: Priscilla McLaughlin (outgoing): Priscilla gave Chris Boucher the information she has accumulated on the Communications Committee. Chris Boucher (incoming): Chris advised he already met with the 3 volunteers for the Communications Committee. They are brainstorming different strategies for advertising in the newsletter and secured a few new advertisers. Winter newsletter will be going to printer next Wednesday (1/17/24)

**Social Committee*:*** Gail Turner: The upcoming newsletter has the dates for 2024’s planned events organized by Elizabeth.

**Welcome Committee:** No attendance from Richard Boyer.

**Old Business:** Gail Turner: Reminder about Annual Meeting at Elks on 1/15/24 at 6:00PM.

**New Business**: Bill Callahan will get web site data sheets from Richard Boyer for emails & changes for the EIPOA directory.

Gail Turner requested Bill remind Richard about preparing a website report the annual meeting.

Meeting adjourned at 6:51PM.

Respectfully submitted by Teri Woodcock, Board Member