

ENGLISH COUNTRY MANOR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
10/8/2024  
MINUTES

Board Members Present: William Atkins, Laura Subock, Aaron Weaver, Larry Jones, John Drexler & Debby Snider

The meeting was brought to order by William Atkins, President, at 6:15 pm

Aaron went over the budget. We are currently over budget by 47,000. The majority of the overage is due to 2 roofs being replaced. We are hoping to recover some of the expenses from the costs of our lawyer's fees from the lawsuit. We will be going after ECM2 for their portion of the lawsuit.

The rental agreement was signed tonight by Bill & Larry and will be filed in court. No new rentals until we are under 20%. We passed the bi-law change by 3 votes over the required vote of 60%,

Aaron discussed that we will need 80% of the owners to vote to have 1 assigned parking space. We will use E-DocuSign and knock on doors to try to get the votes. The attorney needs to write it up and we should have it by the next meeting.

Aaron discussed the difference between a bi-law change and a declaration change. The declarations change requires an 80% vote because the original rules have to be changed.

Letters went out to all owners about the fireplaces. Everyone in attendance said they received it. We will have a Town Hall Meeting to discuss the fireplace repairs. We will try to schedule it ASAP for a Tuesday around 6:30. This will affect the owners that use a fireplace or pellet stove. We need to figure out an effective way to communicate with new owners that they will need a level 2 inspection going to use the fireplace. All owners will need to disclose to the new buyer that they are not safe to use. Everyone that uses a fireplaces needs a level 2 inspection. Every fireplace needs to be repaired. There is not enough clearance in the walls or caps on the roof & not enough exhaust pipe. The fireplace was originally built for a 20 year timeframe and we are well beyond that timeframe. If the person above you won't let you rip out their walls to repair it there isn't anything you can do other than to not use your fireplace.

The meeting was then adjourned.

Larry Jones, Secretary