

ECM 1 Board meeting 10/21/25

Meeting was called to order at 6:15 pm

Attendance was John Drexel, Bill Adkins, Laura Subock, Larry Jones & Debby Snider

Bill gave an update on the reserves and accounts

Update was given on State Farm claim and what was covered and what wasn't covered

Present and Old Business updates:

Informed the community that the new gym equipment has been installed and is working

Water leak at 308 & 310 Canterbury have been completed

Went over the erosion at 200 & 202 Thames Sides will be completed later, water was redirected to go under the curbs and the area still needs to have more plants planted

New Business

Pond Repairs- new materials are being used to repair the cracks, the lip of the pond had to be repaired and grass & dirt were removed so it doesn't fall into the pond. This is a shared expense

Water leak at 603 Thames was repaired by a large piece of piper being replaced to help prevent future leaks

New Sign at Gateway drive was discussed

Other questions were asked. Did we have maintenance people, the light at the mailroom in the MH is out, light bulbs by the resident's units are the unit owner's responsibility, front doors need to be dark green, beige, or white

Fireplaces MH insert has been completed

Fireplaces are limited common elements and owners need to repair them. Garages were repaired due to them being a structural defect. The fireplaces have already expired their life expectancy of 20 years.

Residents want to use the MH patio (can't breach security and the safety of the residents and the building)

Looking at a way that is good for all MH residents and residents of the community

Questions were asked about who has control over the monies and the spending

Roofs to be replaced:

601 & 603 Thames Way

308 & 310 Canterbury Road

Spring and fall is cleanup from debris and fall pruning will be completed soon