

Ermine Lair Neighborhood Association (ELNA)

Annual Meeting Minutes

November 13, 2024

Attendance:

Board of Directors: Scott Daigle, John Paneto, Mike Zipko, Matthew Pinto & Kelly Wolfe, Edgewater Management Group (EMG)

Absent: Emma Swint

1. 6:30 PM President Calls Meeting to Order – Roll Call
2. Meeting was held via Zoom. We did not have a quorum. We needed 49 participants we only obtained 17.
3. 2023 Meeting Minutes – could not be voted on since a quorum was not obtained.

Our bylaws state that Amendments need to be approved by 2/3 which is 326 votes.

4. President's Report by Scott Daigle.

Scott gave an overview of the ELNA landscaping activity. This activity generates a lot of interest. The landscaping provides a positive visual on neighborhood however, in the past we had a neighbor, BDB, who provided this service in an outstanding manner and at reasonable cost. Over time, costs have increased, and the reliability and availability of landscapers have declined.

Scott reported that ELNA has received an easement payment of \$25,000 for land owned by ELNA. We expensed \$1,200 in consulting legal fees.

To everyone's chagrin, the South entrance sign was hit by an automobile and the entrance sign sustained substantial damage. Contact has been made with the driver's automobile insurance for a repair/reimbursement claim.

5. Annual Financial Report (EMG)

Kelly Wolfe displayed our account ledger and reported that our Ending Cash Balance is \$70,242.22. Kelly highlighted the expenses. Financially, our business transactions are current, and issues identified by homeowners are addressed immediately. Concerns from homeowners about landscaping is an ongoing issue as reported by Scott Daigle.

6. Questions and Comments:

- Inquiry of confusing directional numbers.
- Glade Mallow no streetlights.

- Solar streetlights cost around \$20,000 each.
- North entrance street markers proposed: 100 markers at \$345.00.

7. Announcement of Board Members and Terms of Office:

- Patricia Izzo has been appointed as a new ELNA Board member.
- John Paneto leaves the board after 4 years of service as the Secretary.
- Matthew Pinto: President
- Mike Zipko: Vice President
- Patricia Izzo: Secretary
- Scott Daigle: Treasurer

8. Meeting Adjourned at about 7:10 PM

9. Next Meeting: January 2025