

Clearbrooke Townhouse Condominiums
Board of Directors Meeting
May 12, 2025

- I. **Call To Order**
Meeting called to order: 6:00pm by Peggy
Certify Quorum of the Board: (Robert, Peggy, Kiva, Steve)
Ameri-Tech: Angela
Homeowners: (singed in): Various
- II. **Homeowners Questions**
 - a. **Various- none**
- III. **Old Business**
 - a. **No 1 Roofing-** 1825, 1840, 1865- They claim they replaced the boot at 1840 on April 11th but residence says nothing has been fixed. Will follow up also gave proposal for 1825 \$500 approved by board and signed by Peggy. 1865 flashing is completed.
 - b. **1870 Gutter-** Bluesky is coming out to measure waiting on date from them.
 - c. **Update on sale of 1883-** Waiting on pictures to be done, will update to \$199k for selling price.
 - d. **Update on Ring Subscription-** Angela will set up the QR code and set up the billing.
 - e. **Updated on pool proposal-** Last week they came out added the chlorinated and service will start for May for billing.
- IV. **New Business**
 - a. **1870 outside banister-** Brian will replace the few pieces of wood that needs replacing.
 - b. **Stray Cats-** Send letter to everyone on no feeding stray cats.
 - c. **1857 Pipes sticking out of ground-** sent tony a message on open wires with pictures.
 - d. **East Ditch and School-** Angela will contact the school about draining their water into our ditch.
- V. **Repairs & Maintenance**
 - a. **1843 French Door-** approved to update door for their second French door.
 - b. **1863 Fence-** This has been completed
 - c. **1863 Stucco-** not completed yet \$6,000 not approved waiting
 - d. **1859 Waterproof-** not completed yet \$180 will approve
 - e. **1864 Stucco replacement-** not completed yet \$5,514.30 will approved
 - f. **1849 Stucco replacement-** not completed yet \$1,339.20 will approved
 - g. **1846 Stucco replacement-** not completed yet \$380 will approve
 - h. **1828 Waterproof wall-** not completed yet \$765 resident complaining still leaking
 - i. **1865 Laundry room leak-** This has been completed
 - j. **1871 Fence needs completed-** \$1,500 will approve once final price is completed
 - k. **1854 Demo only-** \$3000 to take off drywall and clean up, not to fix.
- VI. **Manager's Report**
- VII. **Violation Discussion**
- VIII. **Adjourn Meeting- 7:57pm Next board meeting 6/9/25**