

Clearbrooke Townhouse Condominiums
Board of Directors Meeting
July 15, 2025

- I. **Call To Order**
Meeting called to order: 6:04pm by Peggy
Certify Quorum of the Board: (Robert, Peggy, Kiva, Steve)
Ameri-Tech: Angela
Homeowners: (singed in): Various
- II. **Homeowners' Questions**
 - a. **1812-** Question on where the special assessment goes to.
- III. **Old Business**
 - a. **NO 1 Roofing:** 1840, 1881- 1811& 1881 are \$1,200 each for the proposal. 1840 needs to get rescheduled to look and make sure Jonas is there to take pictures. Approved both 1811 and 1881 proposals.
 - b. **1873-1879-** Approved new roof to schedule estimate of \$18,000.
 - c. **1825,1828,1848 Gutters-** Had to reorder gutters guards for 1825 & 1828 and new gutters for 1848 the week of July 21st.
 - d. **Update on sale of 1883-** A couple of showings and comments were very dark, still have price of 160k through the investor. Board approved 160k approval.
 - e. **1857 Pipe sticking out of ground-** Violation letter has gone out to remove and fix any stucco damage.
 - f. **East Ditch & School-** Emailing the school Maintenance on options of what we can do.
 - g. **Update on Stucco repairs-** Started work yesterday and a few more added 1801, 1847 need a little more repair and 1828 will need work done which has been approved.
 - h. **Update on stray cats-** Humane society works with 2 organizations Angela is giving us the information but both programs are overloaded currently.
- IV. **New Business**
 - a. **Proposal for treatment of fleas-** Waiting on proposal to approve from John.
 - b. **Pool Pump repair and markers-** 6/30 pump has been put in and markers are waiting on order. Waiting on who is repairing the crack.
 - c. **Update water pipe repair-** 1865& 1863 needs to be repaired.
 - d. **Pressure washing sidewalks-** 74 to 71 and down need to be done Angela will reach out to H2O Pressure Wash to set up time to complete.
- V. **Repairs & Maintenance**
- VI. **Manager's Report**
- VII. **Violation Discussion**
- VIII. **Adjourn Meeting- 7:pm Next board meeting 8/11/25.**