

ELLCOTTVILLE INN ANNUAL MEETING
Thursday, March 24, 2022 at 5:~~00~~ pm
30

Zoom Instructions: Through your browser or by phone, the meeting ID and passcode are the same:

Meeting ID: 832 6825 5263
Passcode: 916662

AGENDA

Open Meeting, Roll Call for Quorum

New Business

- Krysick & Company (Pandora Young): present financials (current balances, preliminary 2021 budget, planning for capital projects), answer owner questions. *See budget docs attached to this email and on the website.*
- Capital Project: pave parking lot, including potential relocation/removal of dumpster (substituting garbage totes). *See paving estimates attached to this email and on the website.*
- Roof: several leaks and subsequent repairs on both lower roofs
- Rail running along sidewalk on west side of the Inn: options to replace or remove.
- Plowing: requests to shovel/salt path over median (to make outer parking area more accessible to rear stairs), stairs to the 2d and 3d floors, and path to courtyard doors.
- *Future* Capital Projects: brick maintenance (there appears to be a hole in the west side of the building in the second story), reports from Nick Sam and Ryan Bartels that birds are nesting there
- Request to allow family members to use common spaces (Kathy Grace)
- Contractors for Common Areas: All requests for repairs in common areas should go through the Board. Through experience, BJ Quinn and Dana's HVAC are preferred contractors for common plumbing, and Peterson Roofing is the preferred contractor for the roof. Owners who hire other contractors for these areas may incur the cost of doing so if the repair is ultimately not approved by the Board; similarly, an Owner may be held liable for any damages caused by the unauthorized contractor performing work in these areas.

- Parking Spaces: request to reorganize spots so that each owner has at least one interior spot. Ideally, this is done when we pave the parking lots and add striping. New signs to be installed simultaneously.
- Review Bd seats: Section 3.04 (Offering plan p. 238, same as By-Laws p. 9) states Bd seats are three year terms, but this hasn't been well managed. Kathleen Moriarty's second year is terminating; Jenn Case's first year is terminating; Cathy Pritchard's second year would be terminating this year if she was still an owner (her seat has not been filled officially). The Board recommends filling the vacant seat to a full three year term and allowing Jenn Case's and Kathleen Moriarty's terms to expire after three years; this will keep us staggered, as intended.

2021-2022	2022-2023	2023-2024	2024-2025
Jenn Yr 1	Jenn Yr 2	Jenn Yr 3	OPEN 3 Yr Seat – FILL 2024
Kathleen Yr 2	Kathleen Yr 3	OPEN 3 Yr Seat – FILL 2023	
VACANT (Cathy Pritchard)	OPEN 3 Yr Seat – FILL NOW		

- Schedule May clean up
- Set quarterly Bd meetings for better organization
- Litigation against Brian Kempisty regarding gutter easement with 12 Washington (ERA building).

PROXY BALLOT FOR ELECTION OF BOARD MEMBER

If you are unable to attend the Annual Meeting, Thursday, March 24, 2022 at 5:30 pm, please confirm your vote for the open board seat on or before Wednesday, March 23.

I, _____, owner of Ellicottville Inn Unit _____, elect the following owner to serve a three year term as a Board Member of the Ellicottville Inn Condominium Association, effective Friday, March 25, 2022.

Nominated:

Michael Elliott, Unit 101 _____

Write In:

_____, Unit _____