**ELLICOTTVILLE INN ANNUAL MEETING MINUTES**

**Wednesday, March 29, 2023 at 5:00 pm**

**Attendance**: Kathleen Moriarty Fleming, Jenn and Jeff Case, Sam Bartels and Nick Sam, Warren and Diane Farr, Kevin Kelleher, Mike Elliott, Casey DiMarco, Theresa and Alan Lahrs.

**New Business**

* Krysick & Company presented reviewed budget docs and clarified special assessments for WiFi costs; also proposed homeowners’ dues increase due to new WiFi costs, increased plowing costs and general building repairs
	+ Mike moved to approve dues increase; Warren seconded
* Capital Projects for Consideration: shoring up all roofs and enlarging main storm drain from 3d floor roof to basement; masonry repair/upkeep; plumbing overhaul (recurring sewer smell and clogged pipes); repairing elevator to working order, AC pipe portal in anticipation of replacing all ACs. Committees assigned:
	+ Kevin: heavy rains are causing **pooling in outer parking lot**; research drainage alternatives
	+ Casey and Warren: most **AC units are aging out**; research pipe portal and “group rate” for multiple units
	+ Casey and Mike: return elevator to working condition; research cost and liability (specifically, owners v renters liability)
	+ Mike: research lobby door repair
	+ Mike: research ladder options to upper roof
	+ Kathleen: research masonry repairs/regular maintenance
* General Projects: arrange contractor to perform boiler room ceiling repairs; discuss ladder to roof for contractors; lobby door repair; follow up with structural engineering companies regarding front deck capacity, change door codes
	+ Door codes have been changed; please check website for new codes
	+ Kathleen: call structural engineers to confirm deck support is sufficient
	+ Jeff and Warren: coordinate with S Knight to complete post installs for parking lot signs (tentatively scheduled for May)
* Review Rules and Regulations: what’s working, what’s not, general complaints and reminders
	+ No comments or complaints
* 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 three year term terminates; Jenn Case’s second year is terminating; Mike Elliott’s first year is terminating. Warren Farr is nominated to fill Kathleen’s empty seat
	+ Casey moved to approve Warren’s nomination; Kevin seconded

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| 2022-2023 | 2023-2024 | 2024-2025 |
| Jenn Case Yr 2 | Jenn Case Yr 3 | Newbie B Yr 1 |
| Kathleen Moriarty Yr 3 | Warren Farr Yr 1  | Warren Farr Yr 2 |
| Mike Elliott Yr 1 | Mike Elliott Yr 2 | Mike Elliott Yr 3 |

* Schedule May clean up
	+ Scheduled for Saturday, May 13 (time TBD but likely 9 – noon)
* Litigation against Brian Kempisty regarding gutter easement with 12 Washington (ERA building): Kempisty appealed our successful outcome in trial court; Inn’s appellate responde due May 12; scheduled to be heard during Court’s September calendar; if Kempisty wins on appeal, Inn will bring another action under a different cause of action