

ELC Special Assessment Meeting

3/19/25

Board Members in attendance: Sid Jack, Steve Smith, Ron Harrington, Wanda Beck, Dana Plewka. Also present Dawn Chochrane, MSI and Scott Benglen, CCMG

6:20pm call to order

All updated information, cover letter and assessment documents will be updated at www.CCMGPro.com/ELC as soon as possible. It should be everything you need to upload to your insurance company to establish a claim.

Scott's team will work with Dawn to include information about payment options and that will be added to the MSI website as well as all the other supporting documents.

A limited number of copies of the pertinent documents will be placed in the clubhouse as soon as possible.

Starting May 12, the work crews will be onsite. It is estimated that it will take three weeks to repair the clubhouse and every building in the neighborhood. Typically it will take a one to two days per 4-plex to complete the roofing. Gutters will be done after all roofing is complete and will take 2 days to do two or three houses. After that, we will see repairs to window screens and siding.

CCMG will notify building approximately two weeks in advance of work starting. Notices will be taped to garage doors and may also be placed at front doors. The notifications will provide suggestions on how to protect personal property while workers are on site.

Insurance companies dictate the amount to be paid for materials, labor and the amount of profit any contractor can make.

Q: Are all roofs damaged?

A: Yes. The standard process is to make an 8 X 8 grid on the roof and look for hail hits. Anything with 10 or more hits is considered compromised and should be replaced. Our roofs average 50 -60 hits per square.

Q: How will we coordinate coming and going during construction?

A: We will do our best to communicate with homeowners so they can get their cars out of their garages before work starts. Remember, this will be very chaotic to get the work done efficiently and quickly.

Q: I have heat tape in my downspouts, will it be transferred to the new drainage system?

A: Yes, if you currently have heat tape, it will be installed in the new gutters, etc.

Q: Will you be coming back to ask for more money to finish the job?

A: No. We are already paying the deductible. Any added expenses will be covered by insurance.

Q: What will the new roof warranty be?

A: It is usually five years for labor and workmanship. CCMG carries a 10 year warranty and they require all subcontractors to also carry a 10 year warranty.

Q: How many days a week, hours a day do you plan to work?

A: Usually they work 5 to 7 days a week, as determined by the board. Work hours are 8:00am to sundown.

Quorum was reached with 44 proxies and 76 in person totalling 125 homes represented.

Ballots collected and verified by address. 115 votes in favor, four votes rejected the plan and six did not vote. The Special Assessment required a minimum of 57 owners to approve so with an actual total of 119, the special assessment has passed and funds will be due to MSI by May 15, 2025.