

**East Bluff Homeowners Association  
Annual Meeting March 10, 2020**

- 6:15 Roll Call (sign in at arrival)
- 6:30 Proof of Notice of Meeting
- 6:33 Reading of 2019 Annual Meeting Minutes
  - Moved to waive the reading of the minutes: Unit 232
  - Seconded: 519
  - Carried: unanimously
- 6:33 Introductions
- 6:38 State of East Bluff and Officers' Reports
  - 2019-2020 Year in Review
    - President's Report (Nikki)
      - Three great staff people (Kris, Oscar & Myron) have been taking great care of the grounds/buildings after a tumultuous year. Thanks! [\*Applause\*]
      - Increased level of crimes at East Bluff (graffiti, gun shots, cars broken into). We'll be working on safety next year, including getting new, permanent cameras up and running as soon as we get a trencher. New LED lights in grounds to make it brighter. Other tips: Encourage getting to know your neighbors. Also please come to board meetings. We want to hear your concerns.
      - Volunteers needed for neighbors' trash carts removal/put out, shoveling private sidewalks. Only two volunteers are signed up currently. Sometimes it's a longer term, sometimes it's short term. If you want to be a volunteer/need help, please let the board know.
      - East Bluff Garden Committee Update -- Saturday, April 18 is the meeting to plan; it will be at the maintenance building. Please come.
    - Brian (at 6:43)
      - Security options: [See slideshow]
        - Door/window locks? Make sure the entry door has a deadbolt, and that the handle lock has a strike plate. Check that the screws are 2-3 inches long. If they are shorter, get your strike plate replaced. Make sure your patio doors/windows have working locks. Go outside and see if you can open your door/windows.
        - Doorbell cameras: There are a ton of affordable options for doorbell cameras. You can install them and see video on your phone. Some have motion sensors. Options include: Ring Doorbell (720p) for \$99. Ring Doorbell 2 (1080p) \$199. Ring Video Doorbell Pro (1080p) \$249.99 -- that one has to be wired in though.

- **Question:** There's a lot of foot traffic from buslines. Should we have cameras on the sidewalks as well? Especially for those that park close to parking lots where foot traffic goes by regularly.
  - **Answer:** There will be one near the playground and close to the maintenance. We will look at sidewalk traffic now. This is also a starting point. We can adjust camera locations and the number of cameras later too.
- Maintenance Report (John at 6:59) -- Fencing was done on units that were being sold. This was also the focus for the siding too. Some siding was replaced due to woodpecker damage. Weather guards have been done for those places that were critically needed. Retaining walls were finished. For next year, John will have a map/plan with values (worst: 5 to best: 1) to work on the worst parts yet. This will include fencing, soffits, siding, etc. We can do a lot of work with existing staff and can also use contractor work. Kris has a list of outside individuals/contractors when work needs to be done. John will do the recording/plan first and then we can work on hiring outside contractors.
  - **Question:** Weather Guards? Need more info.
  - **Answer:** A lot of places don't need weather guards, but selected locations with heavy trees had been selected and those were put up. Maintenance also cleans up the places that still get heavy leaves.
- Peggy: Balance will be \$32,477 dollars. Water bill is largest (April 2019- Feb. 2020 is \$75,586). Monthly bills allow Kris to keep track when there is a large increase, so that homeowners can look at leaks, etc, and homeowners can go fix it. She and a Water Utility person can ask door-to-door to ask about why the water usage increased. If there's an increase in the number of people in a unit, there will also be an increase in water usage. Also in the form she gives to homeowners, there's a note about it. When temperatures are freezing, homeowners may run water more to make sure the pipes don't freeze.
- Also Landscaping. Tru-Green: \$4732. Stump removal: etc. (\$7k) Siding now being referred to as External Building Materials, since it's more than siding, but includes soffits, etc. We did contract out fencing and siding as well. Total siding \$22k.
- Electrical panels that are getting old. We did have a unit lose power. We were told [by MG&E] that we can't fix the panels but we have to replace them entirely. We have 22 buildings so we can't replace them all at once. We had announced that we would replace 2 electrical panels last year and then replace more. We have purchased an extra panel if something goes wrong, especially in the middle of winter. After many, many meetings and discussions, we've learned that with all the buildings in the Association, we don't know which ones will break. If we replace any two, it's likely another one may break. We decided that we would put the money into savings instead. John (at 7:10) presented a picture that shows

maintenance office. If you don't know if your item needs a sticker or not, it's on the Recyclopeda. Find more information at the City's Recycling page: <https://www.cityofmadison.com/streets/recycling/>. [The Collection schedule can be found here: <https://www.cityofmadison.com/streets/refuse/collectionlookup.cfm> (but requires a search.) Otherwise it's a cost to the East Bluff Association.

- **Payroll--** Maintenance Sup was only here a short time. We have Oscar, Myron and the MARC person (Josie, who picks up garbage in the parking lots). We also will have a seasonal groundskeeper as a part time position, which will be here for painting so the other staff can focus on maintenance.
- Repairs and maintenance:
  - Landscaping has an increase in cost. We plan on removing three trees for \$11k. We did not have trees removed this year. Parking lights will be converted to LED, for better lighting and will be cheaper to repair. Increased Exterior Building Maintenance. Increased siding (and staff will be helping replacing siding.
  - **Questions:** Trees removed?
  - **Answers:** The ash hanging over the parking lot is first priority. There may be 8 more ash trees that also need to be removed.
- The second page, Checking balance, is \$124k. Then we'll be taking the Emergency Operations Expenses, etc. The ending balance will end up being \$32k as a balance.
- In Summary, *We are currently proposing no increase in fees.*
  - **Question:** Will we be planting trees for ones we lost? What kinds will they be?
    - **Answer:** Yes we will plant some more trees, and they will not be ash or elm. We have reserved \$5k in this year's budget to plant trees. There is a note in the minutes from last years' annual meeting that homeowners wanted a fruit tree or two. The actual choice of trees to be planted will be discussed at a later board meeting. Please come if you are interested or have suggestions.
- 325 motion for no increase in homeowner fees. 221 second. Carried on unanimous vote.

7:25 Candidate Introductions & Election of Directors

3 Terms are available which include a 1-year term, a 2-year term, and a 3-year term. See bios in handout. Nikki will not rerun this year and rescinds her bio.

Motion to nominate the slate of officers: Nancy to the 2-year term, Brian to 1-year term, Peggy to 3-year term.

- Moved: 322
- Seconded: 232
- Vote: Unanimous

Kris added a note: There are a lot of plots at Troy Gardens available. Sign up is at Lakeview Lutheran Church.