

East Bluff Homeowners Association

March 12, 2013 Annual Meeting Minutes

Meeting brought to order: 6:30pm

- 6:15 Roll call and arrival
Quorum met – 53 total attendees & proxies
- 6:30 Proof of notice of meeting or waiver of notice
- 6:35 Reading of Minutes
Unit 512 makes motion to waive reading of the minutes, Unit 317 seconded. Motion Carries.
- 6:40 Introductions
Anita Weier, District 18 Alderperson was in attendance.
- 7:00 Reports of Officers

President:

Fernando informed the homeowners of the Charter Communications agreement we entered into and the \$26,400.00 that we received. This agreement is for ten years. The agreement gives exclusive rights to the wiring that goes from outside the condo buildings to their utility boxes, not in house wiring. Charter has to get permission from each homeowner to be able to enter into their home. We also provided the list of addresses to Charter, but no owners names were given to them.

Unit 322: They have poor reception with Charter. Is this agreement something that will help them with this issue? We will need to contact Charter.

Unit 519: Was told by Charter, she would have to pay to have them rewire. She decided to go with Dish.

Unit 543: Owner and tenant were in attendance. Owner has other properties here in Madison, and said he was able to the same Charter deal for 5 years instead of 10 years, for the same amount of money.

Complex Superintendent:

Mario Sanders reports for Rick Blanchard.

The roofs for the last 3 buildings in the 300's will be completed this year.

Ice Dams: There were no Ice Dam issues with the new roofs, only with the old roofs.

Painting was completed as necessary and a few sidewalks were replaced also.

Tree trimming and Landscaping will be priority this spring.

Units 543 and 322 expressed that they would like to see mulch put around the bushes and trees. East Bluff use to get free mulch from the City of Madison, but it is no longer available.

Complex Superintendent Cont:

Unit 522: They are still getting water in the basement, with possible water damage. We need to provide the insurance form to them to complete.

Fiscal & Finance

Peggy Lucey – Treasurer reports the following:

Current balances:

Money Market: \$108,000

Checkbook: \$ 24,257

Total access to funds: \$132,400

Charter Communications check: \$26,400

The biggest expense is the water bill. It was approximately \$65,000.

Emergency Snow Removal: \$ 1,675

Landscaping: \$10,997

Siding & Fencing: \$17,065

We started having the new roofs completed in 2010. The 500's were completed 2010, 400's were completed 2011, 200's were completed 2012, 4 of the buildings in the 300's were completed 2013, the last 2 roofs in the 300's will be completed this next year.

Outstanding Fees:

There are 6 homeowners on payment plans.

Total collectible amount is \$15438.00.

Hazard Insurance for East Bluff Complex went up to \$24,818.00, from \$21,434.00. It will be \$133.03 for the 2 Bedrooms and \$148.9 for the 3 Bedrooms.

Garden Committee

Nikki Sanders reporting on the Gardening committee update. The future plans for the Gardening Committee is to possibly expand it by adding one more bed and putting a border around the beds to beautify the area. The next meeting is on Sunday 4-7-13 at 11:00 am.

The Garden Committee would also like to set up a Rain Barrel by the maintenance building.

Unit 543: Interested in putting up a sign by the Garden, stating "Community Garden".

Northside Planning Council

Nikki Sanders reported: Sunday Supper will be March 17, 2013, 5-7 pm. East Bluff is the Co-sponsor and we are looking for volunteers to help clean up. The meal will consist of Shepherds' Pie, Mac & Cheese, Hotdogs, and dessert.

7:45 Elections

There was only 1 board position up for reelection this year. It is as follows:

1 Year Term: Rhonda Wiedenbeck Incumbent was reelected for this term.

8:05 Presentation of the Budget

Lentz presented all the highlights of the budget to the homeowners.

The board proposed that there be no increase in the condo fees this year.

Unit 543: Asked us to consider contracting out heavy snow removal and Lawn care. He also requested us to look at buying a used bobcat versus a new one, plus look at brands other than bobcat, i.e. John Deere.

Budget passed with a majority Yeah Vote.

8:45 Questions and/or Concerns

Unit 410: Would like to see a bench for the bus stop on Northport and Sherman. Would also like to see a trash can at this location.

Unit 317: Would like news notes mailed or emailed to homeowners that do not live at East Bluff.

It was expressed by some homeowners that they would like to see the playgrounds cleaned up and possibly upgraded.

Unit 512 made motioned to adjourn, Unit 424 seconded. Motion passed. Meeting adjourned.

9:00 Adjourned