

East Bluff Homeowners Association

March 11, 2014 Annual Meeting Minutes

Meeting brought to order: 6:30pm

- 6:15 Roll call and arrival
Quorum met – 58 total attendees & proxies
- 6:30 Proof of notice of meeting or waiver of notice
- 6:35 Reading of Minutes
Unit 519 makes motion to waive reading of the minutes, Unit 512 seconded. Motion Carries.
- 6:40 Introductions
Anita Weier, District 18 Alderperson was in attendance.
- 7:00 Reports of Officers

President:

Fernando informed the homeowners that the roofs are almost done, and they will be completed this year.

Complex Superintendent:

Mario Sanders reports for Rick Blanchard.

There are 2 ½ buildings plus 309 that still need their roofs done. This will be completed this year.

There is an Emerald Ash Bore Tree problem. We have identified 27 Ash Trees here at East Bluff. Treatment and/or removal will be done by Steven Bassett. It is required by the City of Madison that we take care of this problem. Trees that are removed will be replaced. Evergreen trees were a suggestion.

Fiscal & Finance

Peggy Lucey – Treasurer reports the following:

Peggy introduced Kris Krueger our New Bookkeeper. She will be working Monday thru Friday 8 to 12pm.

Current balances:

Money Market:	\$109,320
Checkbook:	<u>\$ 39,332</u>
Total access to funds:	\$148,652

We received \$26,400 from our Charter Agreement in 2013. This is for a 10 year period. This gives us access to \$2,640.00 each year.

Fiscal & Finance continued:

The biggest expense is the water bill. It was \$68,962.59. 23 Smart Water meters were installed this past year. We will start receiving monthly bills soon.

Other Major Expenses:

Landscaping:	\$16,000
Siding & Fencing:	\$ 8,200
Concrete Work:	\$12,000
1985 Bobcat Replacement:	\$27,172

We did not have any expenses for Emergency Snow Removal or Ice Dams this year.

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, 3 ½ of the buildings in the 300's were completed 2013, the last 2 ½ roofs in the 300's and building 309 will be completed 2014.

Outstanding Fees:

There are 5 homeowners on payment plans.
There are 6 homeowners in Small Claims.
There are 2 homeowners in Foreclosure/Bankruptcy.
Total collectible amount is \$10,456.52

Garden Committee

Nikki Sanders reporting on the Gardening committee update. We need more volunteers. The next meeting is Sunday, April 6, 2014 at 3:30pm at the Maintenance building #309, to discuss the expansion of the garden, planting schedule, and border ideas.

Little Lending Library – a thank you to Tony Reeves for building the library and to Mario Sanders for putting it up. It is located not far from the garden.

Northside Planning Council

Nikki Sanders reported: The new executive director for NPC is Karen Bassler. The next Sunday Supper is March 30, 2014, 5-7 pm. The MMSD School Board Candidates Forum is March 30, 2014 from 4-5 pm at the Warner Park Center. The New FEED Kitchen is now open. There will be a New Family friendly Fourth of July celebration on 7/5/14. The planning meetings will be the first Wednesday of each month at 6pm at the Warner Park Center. The new Warner Park Center Facilities Manager is Jacob Tissue. The Northside Youth Council – Poetry Slam is March 31, 2014, 5:30-7:30 at the Warner Park Center. Planning meetings are the last Monday of each month at 5pm at the Warner Park Center.

7:45 **Elections**

All five board member positions were up for reelection. It is as follows:

Sue Martinez, unit 326 nominated Evan Harrison, unit 543 for the 1 year position. There was paper vote. Rhonda Wiedenbeck won 44 to 14.

There were no other nominations for the 4 other position. Unit 314 motioned to reelect by voice. Unit 327 motioned to approve. Motion approved.

The following was approved:

- 1 Year Term: Rhonda Wiedenbeck Incumbent was reelected for this term.
- 2 Year Term: Fernando Cano incumbent. Fernando reelected to 2 year term.
- 2 Year Term: Lentz Upshaw incumbent. Lentz reelected to 2 year term.
- 2 Year Term: Peggy Lucey incumbent. Peggy reelected to 2 year term.
- 3 Year Term: Nikki Sanders incumbent. Nikki reelected to 3 year term.

8:05 **Presentation of the Budget**

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

The board proposed that there be a \$2 increase in the monthly condo fees this year, due to the increases in several areas of the budget: landscaping, grounds repair, bookkeeper, and the water bill.

Budget passed with a majority Yeah Vote.

8:45 **Questions and/or Concerns**

Unit 314: Asked how checks were disbursed and determined. There was some confusion with this question. Lentz explained that bills come in, Kris prints up the check, and Peggy signs the check.

Unit 306: Asked about financials. Who audits us and who is our accountant. Lentz explained that we do not have anyone that comes in and audits us, but we do have an accountant that puts together our quarterly financial reports, and balances our bank accounts.

Unit 426: Asked about our pension fund. Lentz explained we do not have a pension fund. We have a retirement fund for Rick and Mario, that we put money into for their retirement. It is not a fund or an account we have access to.

Unit 543: Evan Harrison brought up that he has an apartment complex where he has a Charter Agreement also, but it was for \$125 per unit for 5 years and he felt that we should have been able to get the same deal. Fernando said that we would look into it.

Questions and/or Concerns continued:

Unit 505: Brought up about insurance riders for water main breaks for homeowners. This is not available for homeowners with condos. The association is responsible not homeowners.

Unit 304: Asked for a breakdown of the \$16,000 Landscaping expense. Mario gave him the breakdown.

Unit 314: Brought up that the total operating expense from 2013/14 budget and the 2014/15 budget shows a \$30,000 increase. Lentz explained this. The areas where the increases are: landscaping, grounds repair, water bill, and the hiring of the new bookkeeper.

Unit 402: Emily asked if the numbers in the budget are based on the \$2 fee increase. ??? Emily also came up front and talked to the homeowners about how to seal your condo so that smoke from your neighbors does not flow into your condo.

Unit 328: Asked if we could put this info about smoking onto our website. Lentz said he has posted the links.

Unit 410: Don Anderson, stated that it is hard to see what is visitor or reserved stalls. Can we make them more visible? He suggested that we make the visitor stalls blue and that we extend the stripes up onto the sidewalk.

Unit 317: Renee Jackson asked if you can have family live in the condo in the owners' absence. There is a city ordinance that tells you how many people that can stay based on square footage of the condo.

Homeowner brought up about trash can pick up and stated sometimes her shifts are longer than 12 hours and it is difficult to get her trash can within the 12 hours required. Mario stated they, Rick & Mario, do not issue tickets for the Green recyclable cans until that Friday, giving everyone 2 days to pick up. The brown trash cans, they do not issue tickets until the following Monday. The City of Madison Ordinance is 12 hours, but Lentz stated that we have not had any issues with the city about trash can pick up as of yet.

Unit 426: Sue Martinez asked what the compensation was for the board members. Fernando stated that we have part of our condo fees waived. All of us pay \$33.00 dollars, except for Peggy the Treasurer, her whole condo fee is waived due to the number of extra hours that she has to put in. Sue also brought up, that if a board member misses a board meeting, should they still get their condo fee waived. The answer is yes, because they are still required to do the work. Sue also stated that we did not meet 12 times a year, that is not correct, we do not meet the month of December, due to the holidays, but this last year we had one budget meeting, and an emergency meeting to discuss a problem one of the homeowners was having. We also had an additional financial meeting. So the board actually met 14 times this last year.

Unit 525 made motioned to adjourn, Unit 322 seconded. Motion passed. Meeting adjourned

9:00 Adjourned