

East Bluff Homeowners Association
Annual Meeting Minutes
March 10, 2015

6:15 Roll call and arrival
Quorum met – 47 total attendees & proxies

Meeting brought to order: 6:30pm

6:30 Proof of Meeting Notice Meeting or Waiver of Notice

6:35 Reading of Minutes
Unit 405 makes motion to waive reading of the minutes, Unit 343 seconded. Motion carries.

6:40 Introductions of Homeowners present

7:00 Reports of Officers

President:

Fernando Cano informed the homeowners that the roofs are done and with no special assessments. He informed us that Rick and Mario continue to update and replace siding and fencing as needed. The parking lots were restriped and this was contracted out. Rick Blanchard's last day will be December 31, 2015. There is the possibility of him coming back as a contractor to only do siding and fencing only. Mario Sanders will be our next Complex Superintendent. Rick and Mario are working on policies and procedures for when Rick leaves. Fernando also requested homeowners to not visit or call Mario at his home after work hours.

Complex Superintendent:

Mario Sanders reported for Rick Blanchard. All entrance way signs have been refurbished. They have planted four Evergreens throughout East Bluff and new shrubs added to the 200 and 400 lot entrance ways. There will be more new trees, shrubs, and Evergreens to be added this year. They restriped all the parking lots. More parking signs will be added to each parking lot this year. Concrete work has been done on various units and common area sidewalks. There will be more to be completed this next year. Siding and Fencing replacement continues along with painting. All Roofs are done.

Treasurer:

Peggy Lucey reports the following:

Current Balances:

Market Yield Account:	\$109,472.23
Checkbook:	28,854.23

Total Available Funds: \$138,326.46

We received \$26,400 from our Charter Agreement in 2013. This agreement is for a 10 year period and we have agreed to include information about Charter in our new Homeowner Packets. For each year of this agreement we will have access to a 1/10 of the agreed amount, \$2,640.00 each year. This money will be used for special projects.

Treasurer Cont:

East Bluff's biggest expense is the water bill, \$71,655.00. Madison Utility installed 23 Smart Water Meters in 2014. We are receiving monthly bills now, and can identify water issues immediately. Kris is monitoring water usage daily.

Other Major Expenses:

Landscaping:	\$22,406.00
Siding, Fencing & Painting:	\$24,430.00
Concrete Work:	\$ 4,480.00
Restriping of Parking lots:	\$ 3,854.00
New Parking Signs:	\$ 2,394.00

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

The last water main break was in 2007, and we had 2 of them.

Roofs: They are done. Cost was \$318,000 over 5 years.

Outstanding Fees:

- There are 4 homeowners on payment plans.
- There are 2 homeowners in Small Claims.
- There are 4 homeowners in Foreclosure/Bankruptcy.
- Total collectible amount is \$30,610.55.
- Fees Owed for this past year: \$6,689.00.

The CD's were cashed out to do the Roofs, so we do not have any at this time. We will be getting a new CD that will be earmarked for the 2016 Asphalt Project.

Garden Committee

Nikki Sanders reporting on the Gardening committee update. The next meeting is Saturday, April 11, 2015 at 2pm at the Maintenance building #309, to plan this upcoming year. They would also like to put up a sign by the garden. They received the grant for the new composter.

Northside Planning Council

Nikki Sanders reported:

Northside Empty Bowls: Saturday 3-14-15, 4-6:30 pm at Warner Park Community Recreation Center.

\$15 cash donation for the supper and to take home a one-of a kind bowl.

Family Discount: \$10 for each additional bowls in the same family. Kids under 7 eat free if accompanied by paying adult (no bowl).

District 18th Alder Candidate Forum: Wednesday, March 11, 2015.

Meet the 2 candidates for our District Alder – Peng Her and Rebecca Kemble.

The forum is at 5:30 at the Warner Park Community & Recreation Center.

Year of Equity 2015: Monday March 16, 2015.

This meeting is at 6pm at the Warner Park Community & Recreation Center to continue planning some next steps in the Year of Equity.

Free Sunday Supper: March 29, 2015, 4-6pm at the Warner Park Community & Recreation Center.

7:45 Elections

Two board member positions were up for re-election.

One Year Position: Unit 301 nominated Judy Klein, unit 304. Unit 203 seconded. Motion approved.

Two Year Position: Unit 512 nominated Rhonda Wiedenbeck, unit 520. Unit 519 seconded. Motion approved.

The following was approved:

1 Year Term: Judy Klein was elected for this one year term.

2 Year Term: Rhonda Wiedenbeck was elected for this two year term.

8:05 Presentation of the Budget

Fernando Cano presented the budget to the homeowners.

The board proposed no increase in the monthly condo fees this year.

Budget passed.

8:45 Questions and/or Concerns

Unit 515: Gary Kreft brought up about being able to contact someone in an emergency. Peggy explained we would be doing a new directory this year and that all the board members information was listed on the Newsnote.

Unit 203: Had a question about the outstanding fees that homeowners owed. Peggy explained liens and small claims.

Unit 515: Gary Kreft brought up seeing many trees were being removed and wanted to know how far this was going to go. Mario explained that they were almost done with the removal of the Ash trees, a total of 27 trees. The trees were being replaced by Evergreens.

Unit 405: Nelson Davis asked what it takes to be on the board and what the requirements are. Fernando explained we meet every month except for December, but we also have 2 budget meetings, and other meetings if needed to resolve certain issues.

Unit 343: Jackson Foote asked do we deal directly with renters or homeowners. East Bluff responsibility is to the homeowner.

Unit 405: Nelson Davis asked if he could sign up to receive the Newsnote via email? Kris responded that she was setting up a mass email list and that he should call the office and Kris will get him on the list.

Unit 304: Judy Klein brought up that renters can also come to the monthly meetings.

Unit 317: Ruth Wagner was not aware of the barbeque that the Garden Committee put on. Kris will add Ruth to her email list and start emailing her copies of the Newsnote to her.

Unit 312 made motioned to adjourn, Unit 501 seconded. Motion passed. Meeting adjourned

9:00 Adjourned