

East Bluff Annual Meeting Minutes  
Tuesday, 3/8/16, 6:30 – 9pm, Warner Park Center

6:40 Call to order

Reading of 2015 Annual Meeting Minutes – Unit 512 moves to accept minutes without reading them. 208 seconds the motion. Motion carries.

Introductions

Special Guest: Alder Rebecca Kemble ([district18@cityofmadison.com](mailto:district18@cityofmadison.com))

- Pierce's leaving 5/31. There will be a 4-8 week "Go Dark" period where there is no grocery store. NPC and Willy St Co-op brainstorming to establish shuttles, or delivery options. Homeowners pointed out that HyVee delivers, Woodman's may also deliver
- Willy St trying to get post office branch inside the store
- Willy Street willing to come to neighborhood association meetings – email [thirdstore@willystreet.coop](mailto:thirdstore@willystreet.coop)
- Kohls space – RP's Pasta looking into opening factory there, along with several retail opportunities in the building (retail opportunities for businesses other than RP Pasta's)
- What is the City's investment on the Northside?
  - Broadband access for Brentwood and Kennedy Heights neighborhoods – pilot project – City-run network that people can rent cheap
  - RP Pasta's remodeling of the old Kohl's space
  - Expand Warner Park Center 2018
  - Expansion of Vera Court Community Center
  - Getting bus shelter on Sherman Ave., in front of Anchor Bank. Homeowner suggested we include some type of memorial for the three people killed there.

Superintendent's Report:

- Listed the units where siding has been completed
- Repaired 5 overhangs (3 bedrooms)
- Gutter cleaning – putting weather guard over units with large trees in front of them, or other units that have leaf problem in gutters.
- Listed the units where the fending has been replaced
- Listed units that were painted
- Ash tree removal is done. The rest of the affected Ash trees will be treated soon, also Bassett will trim trees as well. Homeowner suggested when we get new trees, get something other than pine trees.
- Early start (April / May) with treatments of weeding and fertilizer from TruGreen.
- Full staff now – full time superintendent, full time groundskeeper and part time groundskeeper.
- Planned future work beginning in May, 5-6 ends per year until they are all done. Listed the ends that will be done this year.
- Questions from homeowners:
  - Can we have a motion to hire Rick? Board responded that could be discussed later in meeting, under questions / concerns
  - Do we have a position description for staff? Yes, and we can post onto the website, as soon as the website is fixed.

- Why was Rick let go? Board responded that it is a personnel issue, and therefore confidential, but did make owners aware that East Bluff provided Rick with a severance package more than twice what was required.
- Unit 303 moved to move on in the agenda of the meeting. Unit 306 seconded. Motion carried.

#### Treasurer's Report

- Currently have a CD \$35,000, earmarked for asphalt in parking lots.
- Market Yield account \$74,644.05
- Checkbook balance \$64,389.36
- Total available: \$139,033.44
- Charter agreement - \$26,400 total, 10 year agreement, starting 2012 / 2013
- Major expenses:
  - Water bill – 23 meters installed 2014, and monthly billing started 08/2014
  - 2014 – 2015 water bill for year = \$71,655.15 and for 2015 – 2016 was down to \$60,388.40
- Budgeted expense:
  - No emergency snow removal
  - No ice dams
  - No water main break
  - Landscaping \$13,034 (includes tree pruning)
  - Siding, fencing, painting \$22,090
  - New truck \$10,514.43
- Homeowners' Fees
  - 3 on payment plan
  - 3 in foreclosure
  - 6 in small claims
  - 6 liens
  - Total outstanding fees: \$30,184
  - Outstanding fees from this year alone, \$6,844
- Contacts:
  - Kris Kreuger, bookkeeper, 249-7006 or [east\\_bluff@yahoo.com](mailto:east_bluff@yahoo.com)
  - Mario Sanders, superintendent, 249-7006 or [eastbluffmaintenance@gmail.com](mailto:eastbluffmaintenance@gmail.com)
- Questions from Homeowners:
  - Is work scheduled posted anywhere? Mario is working on a spreadsheet
  - Can we get monthly board minutes emailed to us? Kris replied Sure.
  - How many panes are ready to go? 15-20
  - How much will it cost to have contracted staff do siding rather than our staff? 307 moved that we get a quote (average cost per unit), 301 seconded. Suggestion was to wait until Mario's spreadsheet is done. Motion did not carry.

#### Gardening / NPC Report:

- 204 moved to limit the gardening report to 5 minutes or less. Unit 337 seconded. Approved.
- Dates of Mallards fireworks
- We will pursue a meeting with Willy Street
- NPC update

- Looking for suggestions for improvements at East Bluff. Start a book club? Or walking group? Left sign up sheets for people.

#### Election of Directors

- Four positions needing to be filled.
  - One year term: Stacie Jensen, unit 316
  - One year remaining on two year term: Wayne Davis, unit 405
  - One year remaining on three year term: LeAnna Ware, unit 512
  - Unit 328 moved to appoint these three people to serve on board. 322 seconded. Motion approved
  - 2 year term needing re-election – Nikki Sanders, unit 501. 530 moved to appoint Nikki to Board and 203 seconded. Motion approved.

#### Fiscal Year Budget and Monthly Condo Fee Proposal

- Question: payroll – we are saving \$10,000 in health insurance for staff, why no raises budgeted? 325 moved and 320 seconded that we allow for staff raises (to come out of reserves) after performance evaluation. Discussion – raise would be an every year thing, could be a bonus instead. Motion approved.
- 314 moved and 303 seconded to research rates of pay for other superintendents, similar responsibilities, cost of living increases, inflation, etc. Motion carried.
- Error on the budget – Numbers don't match, page 1 and page two, operating expenses and payroll. Surplus will be a little less.
- 303 moved and 530 seconded to approve budget. Motion approved.
- 530 moved and 303 seconded keep condo fees the same – no increase. Motion carries

#### Other questions and concerns

- Concern is number of renters. Urging the board to consider some action that could limit the number of renters we have at East Bluff. We are approaching the limit that could prevent someone from getting approved by FHA for a mortgage.
- Economy – we are in danger of empty properties
- Water usage – at least one building has doubled its water usage. Possibly because two of the units in the building have many residents.
- Suggestion – the board needs to establish a disciplinary procedure, and follow it.
- Suggestion – post ideas and needs of homeowners on social media, website, bulletin board at the maintenance building. (example, “I need help with raking leaves”, or “help me take my garbage can to the curb on Fridays”)
- 307 moved and 328 seconded adjournment

Adjourned 9:05pm.

In attendance: units 201, 202, 203, 204, 206, 207, 208, 220, 221, 224, 227, 232, 233, 301, 303, 304, 305, 306, 307, 308, 310, 312, 314, 316, 317, 318, 322, 325, 328, 337, 340, 343, 402, 405, 410, 422, 424, 440, 442, 501, 506, 511, 512, 514, 515, 519, 530, 531, 543

By proxy: 231, 236, 327, 333, 335, 338, 347, 415, 431, 504, 527, 533

Total: 49 + 12 proxies = 61 total  
25% needed for quorum = 44