

## East Bluff Annual Meeting Minutes

March 13, 2018 6:15 - Registration 6:30 - 9:00 meeting

6:15 Roll Call (sign in at arrival)

6:35 Call to order

6:35 Introductions

6:42 Reading of 2017 Annual Meeting Minutes - moved 229 - 312 seconded) to waive the reading of the minutes - carried unanimously.

6:45 State of East Bluff and Officers' Reports

### Treasurer's Report

- Formerly had a 2016 CD with \$35,000, earmarked for parking lots - this CD matured 01/2018 - now transferred to a savings account called "Parking Lot". Also put into this savings we put other money in from things we didn't spend money on, such as ice dam removal, and water main break.
- Total funds available \$127,432 (not including savings)
- Major expenses: water bill (\$64,716 year to date), landscaping (TruGreen \$4,000, tree removal \$14,000, total \$21,538), Siding / fencing / painting due to City Inspectors - top priority for us for the end of 2016 and 2017 - \$48,000, parking lots - 500s (done with 2016 funds) \$31,000 and 400s (done with 2017 funds) \$34,000. Doing one parking lot this year.
- Homeowners' Fees
  - 4 in payment plans
  - 5 Foreclosures / bankruptcy / deaths
  - 4 small claims
  - Outstanding fees 2016 \$31,000, this year \$38,000 (cumulative total)
  - Outstanding fees for this year alone - \$\$10,244

**Question:** why only do 1 parking lot this year, when we appear to have enough in the parking lot savings account for two?

**Answer:** we want to save some funds for reserves

**Question:** foreclosures - are some of the outstanding fees from foreclosed units?

**Answer:** Yes. Most other creditors get paid before condo associations. Probably more than half of the outstanding fees are from foreclosures.

**Suggestion:** show how much the savings accounts started out with at the beginning of the fiscal year.

**Suggestion:** consider removing all Ash trees, as Maple Bluff has

**Question:** Does the tree removal \$14,000 include any treatment of Emerald Ash Borers?

**Answer:** No, it was just the removal.

## 2017-2018 Fiscal Year Budget and Monthly Condo Fee Proposal

- Review of the budget that was included in the mailed out packet. Total 2018-2019 budget is \$271,137

**Suggestion Add to March Agenda:** Create separate budget item for painting, fencing, siding

- Reviewed board's recommendation of no increase this year - reviewed projected surplus based on no increase, \$2 increase and \$4 increase.

312 moved to accept budget and have no increase to fees. 343 seconded. Carried unanimously.

Board Member Election

Running for Board:

Emily Miota - 2 year term

312 / 343 moved to approve Emily to 2 year term. Carried unanimously.

Nikki Sanders - 2 year term

312 / 433 moved to approve Nikki to 2 year term. Carried unanimously.

Fernando Cano Ospina - 1 year

Jackson Foote - 1 year

Andrew Washicheck - 1 year

Jackson won the election, and is accepted into the one year term for 2018-2019

## President's Report

- Siding project - thanks to Mario and staff for hard work
- Landscaping sort of fell to the wayside, but focusing on that now
- Two new staff persons (Oscar and Tremaine)
- Parking lots - decided to do only one parking lot this year and fourth lot next budget year
- Financial transparency
- New directory this year - if anyone wants to get the directory emailed to them, let the office know
- Reviewed sales of units at East Bluff over the last few years
- New Policies and Procedures being written by Kris - Thank you!
- News Note - continuing monthly - Jackson thank you for your hard work on that!  
[eastbluffnewsletter@gmail.com](mailto:eastbluffnewsletter@gmail.com)
- Fall meeting in September

**Question:** what can we do to put a cap on number of rental units?

**Answer:** We need to announce considering amending the bylaws, and get 75% of homeowners' approval to change bylaws.

#### Complex Superintendent

- We lost 3 Ash Trees last year - have 20 left. No more treatments needed.
- Review of the building repair strategy going forward - doing one group per year - starting this year with the 200s. Keep in mind you can always request work on your unit if needed.
- Focusing on fencing this summer - goal is 22 units this year to get done, and still maintain work orders, review the 200s, and landscaping.
- Keep filling out the work orders
- 400 parking island will be repaired, looking for a new electrician
- Any letter you receive from city of madison about water / sewer, turn into the office
- Still having concrete work done this year - trying to prioritize units whose sidewalks actually hold water, and get water into the basement (Grounds repair)
- This year we will try some new applications that will help the board maintain, organize and select areas of need. The tree trimmers will put us on a regular schedule. There is a cost associated with this service, so the Board will need to vote. This spreadsheet will be available on the website so that homeowners can see when their trees / shrubs will be trimmed. The best time to trim is right after it blossoms.

**Question:** Is it worth trimming these old trees? They could die soon anyway. Maybe we should just cut them down.

**Answer:** It costs a lot more to remove, rather than trim. The Ash trees were treated three years ago.

#### East Bluff Garden Committee Update

Discussion about herbicides

Looking for volunteers

8:43 Open Discussion

**Question:** What happened to sign in front of parking lot for 300s?

**Answer:** Graffiti, so it's getting repaired

**Question:** Can we ask City to put up no parking signs on Troy on Wednesdays / Fridays for trash / recycle days?

**Answer:** city may not allow us to do that, but we can ask

**Suggestion Add to March Agenda:** Set up some type of group, or sculpture to honor East Bluff residents that have passed away.

**Suggestion Add to March Agenda:** Upgrade playgrounds - safety issue - possibly put that on a rotating basis as well - do fundraiser / ask for contributions

**Suggestion Add to March Agenda:** create a committee to celebrate 50 years as a condo association

**Survey suggestions:** ask about herbicides, also about starting snow removal as early as 4:00am

8:54 Adjourn - moved by 312, seconded by 501

Units Present:

Units Voting by Proxy:

Total Number of Units:

Quorum is 44