

Minutes
East Bluff Board Meeting
Tuesday, April 27, 2021
Chaired by: President Nancy Michalski

Present: Tina, Kris, Nancy, Liam, Jessie, Jeff, Peggy

Absent: none

Homeowners: none

Meeting started: 6:02 pm

1. Approval of last month's minutes -- Was approved by email
2. Homeowner concerns (time based on number of homeowners who attend and their concerns)
 - a. A homeowner raised a fence repair issue and was sent a reminder of the 5-year plan
 - b. A homeowner complained that shutting off the water to the entire complex caused plumbing issues in her unit
 - c. A homeowner is cutting holes in siding to install lights.
 - d. A homeowner is requesting to have work done after the recent water main break. They were told they were a priority but the sidewalk has to be repaired first.
3. Maintenance report by Kris Krueger (15 minutes)
 - a. Review pictures of rotted studs found when replacing siding – Notes: Incredibly old siding that is now moldy and bad. Now requires structural updates like studs. Will now have outdoor-grade wood to hopefully make them more sturdy, as well as using PVC boards with more life and bug resistance, as well as using smart siding and new gutters. Replacing galvanized steel with aluminum. So we can't guarantee an exact timeline. One unit next to be worked on, which has open holes that have animals living inside, etc. which likely will have the same issues in the unit in 200s.
 - b. We are currently focused on:
 - i. Ground's repair.
 - ii. Removing red granite around bushes in the 300s and reducing the areas that need to be mulched. One spot was left since the sidewalk will be added in that area.
 - iii. Repairing the damage from the water main breaks
 - c. We have been notified that the price of all lumber products is going to skyrocket in the near future so we will need to bring in more lumber now that we had anticipated. For example, the price of a 2x4 that was \$3.00 a year or so ago is now \$10.00.
 - d. We will be using PVC for all our trim boards on the buildings. It's more expensive but it will never rot, crack or warp and retain paint longer. Rotting wood and woodpeckers are our biggest enemy. The current damage to our buildings is extensive.
 - e. We have experienced a 5th water main break since last fall. This one was located in the 300 parking lot. The courtyard sidewalk needs to be replaced from the last water main break and we are waiting for that to be done before we can start landscaping that area.
 - f. The crew did a great job on hard pruning bushes and trimming trees over the winter months.
 - g. 3 trees were planted and are leafing well.
4. New Items
 - a. Gate proposal (Jeff) – Has new wrought iron type gate and may have a standard. Suggested direction: Metal vs. wrought iron gate. Homeowner buys the gate and we install it. Tabled discussion until later.
5. Treasurer's report (10 minutes)

- a. Review of current budget status
- b. Money moved between accounts as approved in budget
 - i. \$30,000 moved from electrical panel repair to water main repair. – 300 repair and parking lots are done & paid.
 - ii. \$8,850 moved from parking lot fund to checking account to cover the cost of crack sealing and restriping. These have been paid from that fund.
- c. Cost of water main repair in the 300 lot along with the resulting cost of the lot repair, will be taken from the water main fund.
- d. Unpaid fees and checkbook balance

Unpaid Homeowner's Fees	\$1 - \$500	\$500 - \$999	\$1,000 +	TOTALS
As of 04/26/2021	0	\$2,420	\$8,954	\$11,374
April 2020	\$5,616	\$6,214	\$7,570	\$19,400

Checkbook balance	\$64,855
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- 6. Old Business (15 minutes)
 - a. Rules committee updates/rules review. [Separate documents were also mailed to board members, displayed during the meeting, and discussed. Some were approved during this meeting, and sent out in the May newsletter and updated on the website. Some highlights of discussion follow:]
 - i. Status of security camera policy (rule). We need to publish this ASAP since we are getting more requests for camera access/video files. (Updated to 30 days since the system is retained for that amount and then automatically deleted.)
 - ii. Changing term from Superintendent to Operations Manager on all rules.
 - iii. Change Exterior fence rule 1003, etc.: Nothing should be hung on the exterior wall and fence. Excess birdfeeders can attract vermin like squirrels. Discussion on rule 1003 which will result in future maintenance & repairs/damage from previous decisions and modifications. (will need more work).
 - iv. 2004. Approved changes to add the words dumpsters and pods.
 - v. Discussion around fixing siding & fencing when decks are in place. Not finished.
 - vi. Trash Items Combined form—briefly discussed and wording/numbering change.
 - vii. Trash Memo.
 - viii. Corrective action form review.
 - ix. Yards/structural modifications
 - x. Under fencing proposal

	VERBAL WARNING	WRITTEN WARNING	TOWS
200's	0	0	0
300's	1	3	0
400's	0	2	0
500's	0	2	0

7. Adjourn open session: **7:56 pm**