

Minutes-DRAFT
February 2020 East Bluff Board Meeting

Tuesday, February 25, 2020

6:00 - 8:30pm

Present: Tina, John, Kris, Brian, Peggy (late)

Absent: Nikki

Homeowners: none present

Meeting started: 6:05 pm

1. Homeowner Concerns -- None
2. Approval of November Minutes
3. Maintenance Report (Kris):
 - a. Homeowner requests (anything that board needs to weigh in on)
 - b. Purchasing requests - unexpected things we didn't budget for that we need
 - c. **February** goals & progress:
 - d. **March** priorities and goals:

Kris's board meeting notes:

- There are no homeowner requests at this time.
- 422 has filed a personal injury suit that resulted in a broken arm from falling on ice in the parking lot after the snow of Jan. 25 & 26. Our insurance company is handling the issue.
- 210/211 water issue in basement up-date: The owner is selling the property and will disclose the water issue to prospective buyers. At this time it is impossible to determine exactly where the water is coming from. A sump pump is not an option. We will try to resolve the issue in the spring.
- There are 9 walkway lights out in the 400 that are on one electrical circuit. None of the breakers have tripped so the issue is likely an underground break.. A letter was sent to residents on 2/7 stating that we are working with the electrician to repair the lights. It is not known at this time when they will be repaired. Snow has been a big factor in delay.
- 200 lot entrances light – vandalized last month– is now repaired
- Snow removal is difficult as we have had 4 weekend snowfalls. It has been difficult to remove the snow from the stalls as all the residents are home on weekends and a great number of residents do not move their cars. Oscar can clean the stalls. Consequently the snow is driven down by vehicles and turns to ice and we have to put sand around and behind the cars. This is the last task we do after sidewalks, stairs, and parking lots. It may take 2-3 days or more before we can get to this task.
- Oscar and Myron each have accumulated over 80 hours of compensation time for working week-ends, holidays, and over 8 hours dealing with snowfall. Whenever possible they have been taking time off.
- There are no purchasing requests at this time.
- It was necessary to replace the fuel pump and hydraulic pump on the newer tractor this month, which cost \$1,300 to fix.

- March goals will be to continue dealing with snow and ice and hopefully the staff will be able to use up compensation time whenever possible. So if anyone notices there is no staff on the grounds it is due to comp. time usage.

4. Treasurer's Report (Peggy)

Unpaid Homeowners Fees	\$1-\$500	\$501-\$999	\$1000+	Totals
February 2020	\$2,262	\$913	\$7,042	\$10,217
February 2019	\$1,514	\$1,506	\$28,711	\$31,731

Checkbook Balance	\$110,374
Money Market	\$56,528*

*will not be included because it will be included as reserve buckets, so we are just saving that money.

5. Old Business

- Cameras - dates for cameras to be put on the Maintenance building. All the products are bought and stored and will be installed when the weather permits. As soon as the snow is gone, John wants to do it all. Then he can do all the trenching with conduit, then put in wires, then can connect with cameras. They won't be done before the annual meeting. We can probably do the base on maintenance building.

6. New Business:

- Foreshadowing of annual meeting -- review agenda and last minute edits and additions - **Peggy**, do you have a flash drive you can bring? I'd like to combine people's presentations on one drive, if possible.
 - Security options handout -- discussion of changes
 - Kris' maintenance report, which will be based on quantified numbers
 - Security report: Cameras, lighting, police/good neighbor project -- insert in agenda as part of Superintendent report
- Peggy wants overhead material as soon as possible, to be due by this weekend. Kris and Peggy will be getting together to add information about prices/finances for the maintenance report.
- Board members should be at Warner Park by 6:15, to help with roll call etc. Annual Meeting starts at 6:30.

7. Next Month's Newsletter

- Depending on timing - final reminder of annual meeting or announcement of results
- Rule reminder

8. Parking Report: View further below

9. Closed Session, if needed

Adjourned: 7:01 pm

Parking Report

	Verbal Warnings	Written warning	East Bluff Fine	City Ticket	Registration Card	Towed
200 lot	1	1	0	0	0	0
300 lot	0	5	0	0	0	1
400 lot	1	7	2	0	0	1
500 lot	1	3	0	0	0	1

LINKS:

Employee Manual ([link here](#)) - review for edits

Board position descriptions - link to beginning document - [Link to Board Position Descriptions](#)

Current Rules and Regulations [EB Rules and Regulations](#)