

Public Minutes
February 2021
East Bluff Board Meeting
Tuesday, February 23, 2021
Chaired by: President Nancy Michalski

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

Absent: none

Homeowners: Unit #542

Meeting started: 6:02 pm

1. Homeowner concerns
 - a. A homeowner attended the meeting to discuss the structural modification letter sent out in November. There were previous alterations made to the deck which is to the fence; it was there when they bought condo and they do not see how they can be held financially responsible for it.
 - b. Kris noted that the concern is if the deck/fence needs to be replaced, that the deck may be cut or adjusted. Maintenance staff would try to do as little damage as possible. The plan is that the fences in the area should be replaced next year. The homeowner should be grandfathered in for window replacements.
 - c. Nancy clarified that the Board is just trying to discuss any new changes homeowners would like to make after this.
2. Approval of last month's minutes: Peggy moved, Liam seconded.
3. Maintenance report by Kris Krueger
 - a. No new items to report. Crew continues snow cleanup, tree trimming etc. based on weather. No major projects planned during winter months.
 - b. There was a major water main break today/yesterday. The cost is between \$12k and \$20,000. Not replacing concrete this time. Will only be gravel until spring comes.
 - c. Peggy asked about water shut off duration. Kris noted that the water would be shut off until it the break fixed, likely at a max of 16 hours. This is also the same area as last year. We will also lose the lighting but electricians will take care of it. Kris also noted that it's a different part of the water main pipe than last time. Liam talked to Jesse this morning about last year's leak. This one is a number of feet away nearer to 408.
4. New Items
 - a. The Parking Coordinator (Patrick) asked to have his last name & address removed from the next newsletters and website: to only list 1st name and parking phone number. He has had folks show up at his door and there is a bit of a concern of folks being angry at tickets/tows.
 - i. Tina will do this for upcoming newsletters
 - ii. Kris will remove it from website.

- b. Kris received a notice from the city that one of the units is listed as a short-term tourist rental on Airbnb. The notice indicated there were licensing and ordinance issues along with inspections being required. Clearly this is against the HOA bylaws and the owner has been notified to take down the listing immediately. The fines assessed by the city will be charged to the owner and we may impose additional fines for non-compliance.
 - c. At the last meeting, we had a discussion about board members and reduced monthly fees we pay. No decision was made since more research needs to be done. We will discuss this at the next meeting and make a determination before the next budget is in effect by April 1st.
5. Budget approved by all
6. Treasurer's report (10 minutes)
- a. Finalize new budget (2021-2022)
 - i. Reserve funds review
 - 1. Reserve account was misnamed. It should be Electrical Reserve Fund, which has \$48k so far.
 - 2. Water main money: Discussed putting \$30K into water main fund from electrical panel fund, strictly moving around money in reserve accounts.
 - ii. Discuss realtor inquiry indicating he believes we need to put 10% of each annual budget into general reserves. Original bylaws require a general reserve fund which is to receive monthly deposits of 3% of income until it reaches a balance of 25% of the annual income. There is also a replacement reserve fund required, but there does not appear to be a set amount for the replacement reserve fund.
 - b. Review of current budget status
 - c. Unpaid fees and checkbook balance

Unpaid Homeowner's Fees	\$1 - \$500	\$501 - \$999	\$1,000 +	TOTALS
As of 02/23/2021	\$2,016	\$1566	\$9,670	\$13,255
Compared to Feb 2020	\$2,262	\$913	\$7,042	\$10,217

Checkbook balance	\$66,578
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7. Old Business (15 minutes)
- a. Annual meeting notice to homeowners
 - i. Draft letter to homeowners for review by board
 - ii. Include final budget (summary version)
 - iii. Fee increase and reasons for increase
 - iv. Must be distributed by March 1, 2021
 - b. Status of security camera policy (rule). We need to publish this ASAP since we are getting more requests for camera access/video files.

01/26/2021-02/19/2021	VERBAL WARNING	WRITTEN WARNING	TOWS
200's	0	1	0
300's	0	5	3
400's	0	4	0
500's	1	2	0

8. Items for next meeting
 - a. Parking policy review (if draft received from Patrick)
 - b. Backup for Kris – Spring 2022 for training.
 - c. Now that budget is complete, we can start reviewing and clarifying rules
 - d. Do we want to select priorities or just start at the beginning and work our way through?
9. Adjourn open session: 7:30 pm
10. Closed session if needed