

Public Minutes
January 2021 East Bluff Board Meeting
Chaired by President Nancy Michalski

Tuesday, January 26
6-7:30pm

Present: Tina, Nancy, Peggy, Jeff, Liam, Kris
Started: 6:02 pm

1. Approval of November minutes -- Peggy made a motion to approve, Liam seconded. Motion approved with no changes.
2. Homeowner concerns
 - a. A homeowner in the 500s will attend the February meeting due to conflict to bring up concerns about the Structural Modifications form and changes that were made to her place previously. This will be discussed at the February meeting
3. Maintenance report by Kris Krueger (15 minutes)
 - a. December and January maintenance tasks have been focused on removing trees, bushes, and pruning shrubs.
 - b. Jesse has been conducting video training sessions for staff on lawn care, pruning trees and shrubs and equipment safety. Peggy suggested training on tree pruning/care from Olin Gardens.
 - c. The primary priorities for our crew this year are lawn erosion repair, fence replacements starting in the 500-lot followed by additional retaining walls where necessary.
 - d. Also, Kris is working on establishing a 5-year plan for fence replacement and building repair. She feels we need to get these items scheduled and budgeted on a lot-by-lot basis so we can maintain them on a rotational basis and make plans so that we don't get behind.
4. Treasurer's report (10 minutes)
 - a. Review of budget 2021
 - i. The board agreed on the pay increases for the Maintenance staff (specifically for Jesse, Oscar, Rico)
 - ii. The Board discussed the non-verbal autistic employee from Pathways of Wisconsin. Including issues with performance and reliability. The board has previously discussed eliminating the position but the director of Pathways asked if she could volunteer and not be paid. The board is still discussing this to balance our needs as well as the needs of the employee/Pathways. Nancy asked what kind of liability the board has if something happens to her while on the grounds. Kris has a lead on the topic and will follow up. Peggy has asked the director, and thinks the director could get something signed to release us from liability issues. Trash pickup will still be the maintenance responsibility. Peggy would talk to the director to clarify the role of the job coach and amount of hours as well. The board voted: Tina would prefer to keep the employee on & have her be paid. Liam voted to keep the employee on & have her be paid as

well. Jeff voted to keep her but to check into liability insurance. If there isn't a liability issue, he voted to have her volunteer/unpaid. Peggy voted to keep the employee & is not sure about pay. Kris did not have an opinion to share. Nancy voted to keep her and research liability & worker's comp, or have her as a volunteer after signing a waiver. Kris will talk to the insurance company.

- iii. Garden group- Nancy/maintenance staff need a commitment that that area will be maintained before anything can be updated/repaired. Otherwise the garden area will be removed and grassed over.
- iv. Hazard insurance renewal – The amount went from \$33,819 to \$37,354 which is a \$3,500 increase, which is approximately \$20 increase on 3 bdr.. This is likely due to property values increasing and is similar to the trend in years past. The hazard insurance goes up/down as property values change. Kris is happy with this company which has been responsive and still has the best price. We compared companies in 2017. It is paid in two installments from homeowners, May 15. 1st july,
- b. Kris collected approximately \$1,000 in late fees and fines in January.

5. Unpaid fees and checkbook balance

Unpaid Homeowner's Fees	\$1 - \$500	\$500 - \$999	\$1,000 +	TOTALS
As of 01/25/2021	\$0	\$2,912	\$8,284	\$11,195
Compared to Jan 2020	\$2,686	\$1,454	\$9,684	\$13,924

Checkbook balance	\$70,109
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- 6. Old Business
- 7. Annual meeting, proxy vote results for bylaw change. We have 41 votes as of the time of writing this. A minimum of 44 is needed to change the bylaws.
- 8. Timeline for getting budget, insurance info and any needed voting items to homeowners
- 9. Board members unchanged until next in person association meeting? – So far everyone is agreed.
- 10. December 2020 Parking Report

	VERBAL WARNING	WRITTEN WARNING	TOWS
200's	2	1	0

300's	1	4	0
400's	4	2	2
500's	1	3	0

January 2020

	VERBAL WARNING	WRITTEN WARNING	TOWS
200's	0	1	0
300's	0	4	1
400's	0	2	0
500's	1	2	0

11. Adjourn open session
12. Closed session if needed