

Minutes
June 2020 East Bluff Board Meeting

Tuesday, June 23

6-7:30pm

Present: John, Brian, Peggy, Nancy, Tina, Kris, Sandy (#440)

Started: 6:05 pm

1. Homeowner Concerns

- A. Discussion of no-contact letter for Sandy Becker, printed/sent. Sandy does not want what she felt was a personal attack from the letter to happen to anyone else. The board wants to resume maintenance requests, via email.
 - a. Lawn wasn't being cut, and may have been skipped 4 times. That was checked and the lawn was mowed.
 - b. Landscape and building maintenance concerns must be brought to Operations Manager, Kris, instead of the employees. If they are not being addressed in a timely manner, then bring them to the Board.
 - c. Has been doing a lot of work on landscaping, re-mulched, although that is the purview of maintenance.
 - d. The bobcat can stay outside. It would do more damage to the bobcat if it were to be covered or put inside a building.
 - e. Tail lights for the work truck are on order
 - f. Employees should say (as much as needed), "I need to continue with my work, so please go talk to Kris, the Operations Manager."
- B. Homeowner at Unit 347 will build gate higher because dog is jumping gate

2. Approval of April Minutes

3. Maintenance Report (Kris Krueger):

There are no purchasing requests at this time.

The Bobcat was sent for repair 6/19. Cost was \$1,473.00. 1 computer that controlled the lever system for the bucket was replaced. The computer alone was \$740.00 + \$140.00 for pick-up and delivery plus misc. parts, labor tax. Also, estimate for new tires before winter approx. \$1,000.00.

The electrical service entrance at 213 was switched over on the 11th of June so that is now finally completed.

The concrete sidewalk extensions for 201 and 301 are still deferred pending the Covid Virus outcome. Finks paving is only doing small residential projects right now. Possibly this fall they can schedule

210/211 Issues with water in their basements has been resolved. Both yards were re-sloped and basement walls were crack sealed. New sidewalk sections were replaced and/or lifted.

The lawn repair in the 200 field along Troy drive has been completed and looks really great. Jesse did a great job.

The area at the 400 lot entrance where the large granite bed was dug up will be covered with dirt and planted with grass within the next week pending weather. We will not be replacing any shrubs or plants that were taken out. This is for ease of lawn mowing and to reduce maintenance in that area.

Two new 20' long retaining walls have been completed at 336 and 346 and have been planted. Plans are to suspend work on retaining walls for now and focus on getting painting done the entire month of July.

There is a stump in the yard at 324 that still needs to be removed but they cannot remove it without taking out part of the fencing. I am waiting to hear from Capitol City Trees to get that coordinated.

Alfonso has repaired 3 window locations and repaired the end of the maintenance building. There are approximately 20 more window locations to complete. He will continue with the windows as his time permits. He has currently been off work since June 5th due to issues with his legs. He expects to be back by the end of the month or early July.

4. Parking Report

200s:	400s:
Verbal Warning: 1	Verbal Warning: 0
Written Warning: 1	Written Warning: 2
MPD ticket: 0	MPD Ticket: 0
Tow: 0	Tow: 0
300s:	500s:
Verbal Warning: 0	Verbal Warning: 2
Written warning: 1	Written Warning: 1
MPD ticket: 0	MPD Ticket: 0
Tow: 0	Tow: 0

5 Treasurer's Report (Peggy)

Unpaid Homeowners Fees	\$1-\$500	\$501-\$999	\$1000+	Totals
June 2020	\$3,679.31	\$4,595.74	\$9,680.22	\$17,955.27
June 2019	\$2,883.00	\$2,093.00	\$32,411.00	\$37,387.00
Checkbook Balance	\$125,259.00			

6 Old Business:

a. Andrew's fence -- Andrew is very happy with his fence-- inner fence was replaced. Outer fence and party wall was fine. John was able to get it done himself. Branches haven't been removed yet, because Kris needs to know which branch exactly.

b. Camera update -- New camera is installed and has a wide enough scope, good clarity, without distortion. And it's cheaper! \$19 less than others. The new cameras have been ordered and will be sent as soon as possible. We have 9 working cameras, but the others have too narrow of a scope. (Show and tell of how the cameras look and what playback looks like by John and Kris). John will put up signs saying "WARNING: Security Cameras in Use" which will have backing and be up this week.

c. Role of Board: As a board, we may need to be neutral on social issues. Homeowners should get approval for changes to landscaping outside their private areas.

d. Items needing establishment of Board Policy (see 7a: Establishing committees)

7 New Business:

a. Establishing committees -- pet owners, dogs, individual yards, East Bluff sign at corner of Sherman and Northport, condo rentals, 50th anniversary party (Kris needs to find date, preferable summer 2021), fence terrace, fire/BBQs, etc., garage sale/cookout. Committee members could come from anywhere in East Bluff. Ideal may be 3-5 members. Each committee should have 1 current board member. Discussion of East Bluff sign. Current plan for next year: Digging up weeds and clean it up; Ask Gardening Committee to see if there are ideas for better landscaping later.

8 Newsletter

9 Education for the board: training for board about maintenance things. John and Brian will discuss some topics. End units with water main. Outdoor light control. Camera usage. Other topics may include: Keys for units with water mains, if a tree limb breaks and falls, if water main breaks and what steps to take. Or: What if an electrical panel goes out? A procedures manual will be created for things like water main breaks, etc. and what to do and who to call if a contractor is needed. This will be a topic at the next board meeting.

Adjourn: 7:40 pm

Closed Session, if needed