

PUBLIC Minutes
East Bluff Board Meeting
Tuesday, June 28, 2022

Chaired by: President Nancy Michalski

Present: Tina, Nancy, Mitch, Leni, Liam

Absent: n/a

Homeowners: #444, Kris (as Operations Manager)

Meeting started: 6:00 pm

1. Approval of last month's minutes
 - a. May minutes
2. Maintenance report by Kris
 - a. The staff continues to focus on getting all of the lumber painted for 1 building.
 - b. Fencing on units 441- 448 should be complete by 7/1/22
 - c. Fencing work will begin on units 437-440 the first week in July
 - d. Work on units 441 – 448 siding will begin when all the panels have been painted. Weather permitting, this should be the 3rd week of July.
 - e. Myron will focus on weeding when he isn't needed for projects like hauling away old fencing and siding
3. Homeowner concerns
 - a. Unit #444-- Furnace issue with (same as #405) -- new siding will be needing, new grating will be needed. See image below



- b. Magic Pak 20 HVAC system years ago was different. New version of same model needs more air. There are other modifications like PVC pipe for high-efficiency unit, with AC in restricted unit and furnace in the basement.
 - c. History: Magic Pack changes for furnace and new grate requirement
 - i. Kris talked to Warren Heating
 - ii. Samples for review-- will provide grating and review. Should be no cost to him or us for siding. Talking about future siding, for new Magic Pak, after 2018. Warren Heating & contractor Zach to meet to talk about cost and

process. Medium: PVC out the siding, and High: PVC out the roof. kris will confer about options for PVC pipes.

- iii. Letter from #444 reviewed for past history
- iv. To do with homeowner's new installation-- can match the picture provided, if replaced on 2nd floor, or will need PVC from basement. Homeowner can do small claims or Bureau of Consumer Protection to recoup his extra money. Money needed for venting? Free to move furnace closer to wall. No info on siding/outside work.
- v. Future installations
 - 1. Newsletter topic- Modifications probably needed
 - 2. Other units for people to look at?
 - 3. Update website pages:
 - a. Homeowner tips: <https://eastbluffcondos.wordpress.com/homeowner-tips/>
 - b. Executive Summary: <https://eastbluffcondos.wordpress.com/executive-summary/>
- vi. Same issue with #310 as well upcoming.

4. New Items

- a. Threatening behavior from renter in #209-- Change in policy: Kris to only deal with homeowner instead of contacting both tenant/renter and homeowner. No lease on file in Office. Will send email to police for report. Other threatening emails should also be reported to board and police.
- b. Parking enforcement article for newsletter.
- c. Resident concerns over weeding/parking lot cleaning and shrub pruning
- d. Pet policies. Animal Control involved with unit breeding pit bulls. Defer until July
- e. Newsletter content (rules highlight and rules changes)
- f. Review draft gate policy (locks and appearance) Defer to July
- g. Items for next newsletter
 - i. Nancy – article on taking pride in home and community, yard cleanup, yard inspections and fines
 - ii. See other topics in these minutes
- h. Priorities for upcoming year (board priorities)
 - i. Siding/fencing project updates and review of progress
 - ii. Assist Mitch in transition to Treasurer role - Defer to July
 - iii. Define board positions
 - iv. Review of employee manual
 - v. Web site redesign
 - vi. Continue rules review

1. Pet policy-Nancy - July
 - a. (no breeding of any animals, consider breed, size, number, definition of pet)
 2. Gate policy (type and appearance) –Kris/Tina Marie -- Defer to July
 3. Gate locks-Kris/Tina Marie
 4. Restricted area inspection and rules enforcement-Mitch
 5. Right of entry issues (yard and water shut-off)-Mitch
 6. Flag rules (based on Elena’s research)-Leni
 7. Renter Policies including define nuisance tenant and eviction policy/procedure-Liam
 8. Fine policy (rules for amount, time to resolve, adding cost of getting lien to the homeowners cost etc.)-Nancy
 9. Send out yearly rules updates
5. Treasurer’s report (10 minutes)
- a. Review of current budget status
 - a. Unpaid fees and checkbook balance

Unpaid Homeowner’s Fees	\$1 - \$500	\$500 - \$999	\$1,000 +	TOTALS
As of 06/28/2022 **				~\$22,000
June 2021	\$2,948	\$3,722	\$8,881	\$15,551
Checkbook balance	\$75,611			

*Mitch still transitioning to Treasure’s role and working to understand software/reports

6. Old Business (15 minutes). As needed, items may be deferred to next meeting.

PARKING REPORT (June 2022)

	WARNINGS	TOWS
200’s	1	0
300’s	1	0
400’s	0	0

500's	2	2
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- c. Items for future meetings
 - a. Review of building repair project
 - b. Review of lawn care services

- d. Adjourn open session: **7:32 pm**