

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

Present: Peggy, Jeff, Liam, Nancy, Tina, Kris (Maintenance)

Absent: None

Homeowners: None

Meeting started: 6:05 pm

1. Approval of last month's minutes (will be done by email by Friday)
2. Homeowner concerns (time based on number of homeowners who attend and their concerns)
 - a. Peggy's blue tarp in yard is now missing. Awareness that non EB residents may be in yards. Lock your car doors.
3. Maintenance report by Kris Krueger
 - a. Still looking for trencher & person to run it to finish cameras.
 - b. Jesse is working on Ground repair into June.
 - c. Request for standard for underfencing for animals in yard. Big Dog Fencing. Can talk about it next meeting. Nancy will be tester.

From March Newsletter

CONTRACTS IN PLACE.

- Finks Paving: Extend sidewalks to street at units 201 and 301
- Hallman Asphalt: Crack fill and 4 parking lots
- Dave Cirqua: Re-stripe all 4 parking lots.
- Capitol City Trees: Remove and/or prune a limited number of trees where necessary. Remove 1 ash tree.
- Tru-Green: Treat approximately 10 trees for emerald ash borer.
- Tru-Green. Aerate and re-seed entire complex. (this will be done for 2 years and the then the 3rd year will be skipped and resumed again on this rotation basis)
- Tru-Green: Treat lawns for invasive weed, insect control and fertilize. 3 applications.
- Alfonso Mejia: Contracted carpenter labor to replace siding, trim, and window trims.
- Trees On Wheels: Furnish and install (1) 20'-26' tree on Northport Dr lawn at 500 building. Tree has already been purchased at this time.

STAFF: LARGE PROJECT PLANS.

- Repair and re-grass damage from erosion at 3 locations.
- Replace fencing on entire 500 block.
- Repair/replace concrete where necessary as time allows.
- One run of block retaining wall from 541 thru 544.
- Install dog-eared fend to surround maintenance area site where brush and waste are stored.
- Assist in trenching and installing security camera wiring for 400 and 500 lots. Install cameras. Trenching contractor is yet to be scheduled or determined.

GENERAL NOTES:

We will be making very limited plant and shrub purchases. We already have thousands of dollars' worth of plantings on site that are not planted in the proper places and could be re-planted elsewhere. Overcrowded beds with the improper plants in them are a problem. Remember, homeowners are strictly prohibited from doing any planting or landscaping outside their units. If you already have beds outside your units you will need to maintain them properly or they will be removed without prior notice. It is solely up to the discretion of the maintenance department to select the kinds of plants and trees that will be planted on the grounds.

A limited amount of mulch will be applied going forward. We have a deep build-up of mulch over the years and the beds have been getting wider and deeper. We intend to make the mulch beds smaller and re-grass many areas which will reduce the cost of maintenance and weed killer application.

We will be steadily working at removing all of the red granite on the property. This was not a good option for mulching. The granite retains heat and leaches chemicals into the ground which is damaging to the plants and shrubs when it is used for mulch. Many shrubs are showing the effects of the granite already.

Water main bill has not been received yet. Kris plans on getting it

4. New Items

- a. Continue with hardcopy of newsletter or move to email distribution (reduce costs and make better use of staff time.) – Those without email/computers will get a print copy. One final printed newsletter with information in it to request paper copy. General agreement.
- b. Garden group – need final decision on spending additional money for garden or disbanding. Due to limited interest, recommend disbanding and removing garden beds. Group discussed and agreed with the points raised above. Point residents to Troy Gardens or the church if they want to continue. Final decision will come later to Garden group and to the newsletter.
- c. Status of security camera policy (rule). We need to publish this ASAP since we are getting more requests for camera access/video files.
- d. Backup for Kris
- e. Corrective action form review. Will also require rules update. The issue being addressed in the lack of consequences for failure to follow rules. We must implement corrective actions/fines to ensure rules are followed making EB a better place for all residents.
 - i. Committee formed: Liam (chairman), Peggy with Kris K. and they will meet in approximately two weeks. If any other members have suggestions for change/updating, please send them to those committee members. They will focus on the most problematic rules first. This will be an iterative plan. At next meeting will review proposed rule changes.

5. Treasurer's report (10 minutes)

- a. Review of current budget status
- b. Unpaid fees and checkbook balance

Unpaid Homeowner's Fees	\$1 - \$500	\$501 - \$999	\$1,000 +	TOTALS
As of 03/22/2021	\$304	\$1,392	\$8,303	\$10,089
Numbers not provided for March 2020 due to annual meeting				

Checkbook balance	\$76,232
--------------------------	----------

6. Old Business (15 minutes)
 - a. Annual hazard insurance. Will go out to homeowners on April 1st. 2BR around \$200, 3BR around \$223.
 - b. Fee reduction policy board
 - i. Effective April 1, 2021 all board members will pay full monthly fees based on legal advice. Any reduction requires a bylaw change and we would have to research that beforehand. Budget will be updated as well as Kris's work on changing our payments. (We will need to talk to Patrick next month.)

	VERBAL WARNING	WRITTEN WARNING	TOWS
200's	0	0	0
300's	0	3	0
400's	0	2	0
500's	0	3	0

7. Items for next meeting- April 27, 2021
 - a. Continue rules review
 - b. Parking policy review (if draft received from Patrick)
 - c. Under-fencing standard and sample
8. Adjourn open session: 7:31 pm.
9. Closed session if needed