

PUBLIC Minutes -- DRAFT
East Bluff Board Meeting
Tuesday, May 25, 2021
Chaired by: President Nancy Michalski

Present: Tina, Jeff, Nancy, Kris

Absent: Liam, Peggy

Homeowners: none

Meeting started: 6pm

1. Approval of last month's minutes -- Approved by consensus
2. Homeowner concerns
 - a. A homeowner has sent another request to have work done which includes "fence, siding work, and courtyard restoration." The sidewalk in front of the unit has to be repaired first. Nancy will be talking to the homeowner to clarify the timeline and will report back next month.
3. Maintenance report by Kris Krueger
 - a. Priorities remain the same as last month
 - i. Ground's repair.
 - ii. Removing red granite around bushes and reducing the areas that need to be mulched.
 - iii. Repairing the damage from the water main breaks
 - iv. When sidewalk is repaired in front of 409-412, the courtyard repair will begin
 - b. Planned projects for June
 - i. Sidewalk extension from 309 to Troy
 - ii. Repair sidewalk at 327
 - iii. Security camera completion -- Goal but may not happen. Depends on time. Goal by fall. Still needs a lot of work to get it done. Trenching is done and pipes are in but wire needs to be pulled through. Have some technical issues in the 400s area.
 - c. Light at entrance to 400 lot repaired
4. New Items
 - a. Facebook posting about tonight's meeting and others in future about landscaping and highlighting Maintenance projects
 - b. Large item trash pickup -- City is still working on logistics for EB. Kris is working on getting answers.
 - i. Corrective action forms need to be updated to reflect the changes
 - ii. Rules will need to be updated once we have a solution.
 - iii. Until then: No large items can be placed on the curbs.
 - c. Gate proposal (Jeff) -- Jeff replaced his gate for about \$440 to be reimbursed. The board discussed having standards; Jeff suggested having two options about gates on hand: 1 wrought iron, 1 solid wood, or some extra covering over to make it more private. Then homeowner's could buy their preferred style and have EB maintenance staff install them.
 - d. Looking into hiring a part time person to do mowing/weeding/trimming. This will allow the guys to focus on yard repair/building maintenance/fencing projects.

- i. TMM asking about the budget. Saving money on sidewalk expansion. saving with not getting a giant tree that we were supposed to. Also with the fee increase, Nancy says it looks good. Clarification that this is a LTE/seasonal worker. Has to be responsible with the equipment so we don't have to replace equipment.
 - e. Looking into hiring a part time person to begin learning the bookkeeping aspects of Kris's job. Maybe have Jesse as lead, and Kris going back to a bookkeeping position? Or have a hybrid type of thing. Kris was setting priorities which Jesse could take over. We would still have Kris find vendors and other stuff. Will work on getting someone trained on some tasks like ACH & payroll, and getting Jesse more in a lead role. TMM suggests having this topic as a standard agenda item. Jeff asks if Kris can reach out to those she has heard may be interested.
 - f. Both of the items above would be funded by the money recovered by the elimination of deferred fees, elimination of 200 sidewalk expansion, savings on trees etc.
5. Treasurer's report (10 minutes)
- a. Review of current budget status
 - i. Cost of water main repair in 300 lot was \$14,710
 - ii. Checkbook will be reimbursed from water main fund
 - b. Unpaid fees and checkbook balance

Unpaid Homeowner's Fees	\$1 - \$500	\$500 - \$999	\$1,000 +	TOTALS
As of 05/25/2021	\$2,508	\$2,982	\$8,913	\$14,402
April 2020	\$448	\$6,698	\$7,684	\$14,871

Checkbook balance	\$55,287
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6. Old Business (15 minutes)
- a. Rules committee updates/rules review.
 - i. Parking corrective action form review
 - ii. Yards/structural modifications
 - iii. Under fencing proposal
7. Proposed rule clarifications discussed at meeting. Approval will be by email before next month.
- a. #1003-Residents may not affix **anything to**, or hang anything from, the exterior fences **or buildings** without prior approval from the **Operations Manager**.
 - b. #2003- All vehicles must have **current, easily visible** license plates and be road-worthy, i.e. no flat tires, no broken windows, no fluid leaking, etc. Vehicles must be moved or removed at the discretion of the Parking Coordinator or Operations Manager.
 - c. Major auto repairs or major body repairs are not allowed in our parking lots. **Tire changes are the only auto repair allowed in the lots. Vehicles with flat tires that haven't been fixed within a week will be towed at owner's expenses.**

d. Board is continuing Zoom meetings even after the public health orders have ended.

	VERBAL WARNING	WRITTEN WARNING	TOWS
200's	0	0	0
300's	1	3	0
400's	0	2	0
500's	0	2	0

8. Items for next meeting

- a. Gate proposal
- b. Bookkeeper replacement
- c. Seasonal worker update
- d. Rules updates (continuing)
- e. App for violation tracking: MyGreen Condo email -- File on structural modifications that Kris has a paper trail under that unit.
- f. Follow-up on 410 concerns

9. Adjourn open session: Time: **7:08 pm**

10. Closed session if needed