

Minutes
East Bluff Board Meeting
Tuesday, May 24, 2022

Chaired by: President Nancy Michalski

Present: Tina, Nancy, Mitch, Leni

Absent: Liam

Homeowners: (#542), Kris (as Operations Manager)

Meeting started: 6:00 pm

1. Approval of April month's minutes
 - a. Approved. Tina will send to Kris after meeting for posting
2. Homeowner concerns
 - a. Homeowner came to discuss fencing replacement. The outer fence was replaced previously but interior wasn't done. Reply: Nancy replied that we do have a building that is currently in progress. We will discuss contractors
 - b. Will send out information about contractors and when buildings & fences are being worked on. Also will let homeowners know if gates need to be replaced.
 - c. Can we get deal with contractors? Easier to replace if the contractor & materials are there.
3. Maintenance report by Kris
 - a. The staff will be focused on getting all of the lumber painted for 1 building.
 - b. Work on units 441 – 448 siding will start on or about June 27th. The fence should be done within the next 2 weeks. Gate off on center but posts were rotten. Tops are redesigned and recut. White top rail will be painted wood now, instead of metal. Should be easier to fix and repair/replace in future. It will look the same.
 - c. The old fence lumber will be hauled to the dump by our staff.
 - d. Kris vacation 6/8/22-6/22/22
4. New Items
 - a. Parking enforcement article for newsletter (Nancy confirms that the final article matches the current rules doc). Tina will put it in the next newsletter
 - b. Pet policies. Animal Control involved with unit breeding pit bulls. -- Will be worked on at the next meeting
 - c. Newsletter content
 - i. Suggestion: using newsletter to highlight rules changes. President's note? Nancy wants article on taking pride in home and community, yard cleanup, yard inspections and fines.
 - d. Trash can issue
 - i. Trash cans need to be removed and back in yards! Time-consuming. Had article in issue. (Have had great reviews on the new mowing people. (Except ditch in front of Northport). Kris enjoys working with him too.)

- e. Review draft gate policy (locks and appearance) -- Revision of working document, which will be shared with homeowners when complete. Includes applicable rules, definition of well-maintained, and replacements issues.
 - f. Priorities for upcoming year (board priorities)
 - i. Siding/fencing project updates and review of progress
 - ii. Assist Mitch in transition to Treasurer role
 - iii. Define board positions
 - iv. Review of employee manual
 - v. Web site redesign
 - vi. Continue rules review
 - 1. Pet policy-Nancy
 - a. (no breeding of any animals, consider breed, size, number, definition of pet)
 - 2. Gate policy (type and appearance) –Kris/Tina Marie
 - 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 fees and checkbook balance

The May numbers have not yet been received, they will be posted later when treasurer is able to disregard special assessment and annual insurance to only.

Unpaid Homeowner's Fees	\$1 - \$500	\$500 - \$999	\$1,000 +	TOTALS
As of 05/24/2022				
May 2021	\$2,508	2982	8913	14402
Checkbook balance	\$86,866	Have to pay for labor, supplies paid for		

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

PARKING REPORT (May 2022)

No issues to report

	WARNINGS	TOWS
200's	0	0
300's	0	0
400's	0	0
500's	0	0

- c. Items for future meetings
 - a. Review of building repair project
 - b. Review of lawn care services-- looks great now.
 - c. Gate proposal continues
 - d. Restricted area inspection and rules enforcement-Mitch
 - e. Pet policy-Nancy
 - f. Mitch treasure transition
- d. Adjourn open session (7:34 pm)
- e. Closed session if needed.