

East Bluff Annual Meeting Minutes

March 14, 2017

6:15 - Registration

6:30 - 9:00 meeting

6:15 Roll Call (sign in at arrival) (Attendance at end of the minutes)

6:30 Proof of Notice of Meeting (available at meeting)

6:35 Reading of 2016 Annual Meeting Minutes - correction to number of attendees - $49+12 = 61$. Request from homeowner to include minutes with next year's budget next year. We could also put them on the website in their draft form

6:40 Introductions

6:45 State of East Bluff - Wayne Davis

- Mid-year budget meeting held at Lakeview Library
- Summer Kids' Clean Up Day
- Winter Budget listening session
- Car crash into two units - all repairs East Bluff is responsible for have been taken care of
- City notification of work needed to be done to East Bluff buildings - this has put priority on fencing / siding repair and replacement. Groundskeeping will be a lower priority until we get the fencing / siding completed. Future - court date scheduled for June, 2017. City Inspector has been impressed with our progress thus far. Homeowner expressed concern about avoiding this situation in future. The Board's plan is to focus on one numbered area each year, rotating basis. Emergency or urgent issues will be addressed as needed as well. Another homeowner explained that City Inspectors have been going to many residences throughout the city. Another homeowner explained that siding work is slow, laborious work.

Superintendent Report

- Most of summer spent painting / siding. Ends of the buildings might not be done by June 21, court date. Once it got cold, focusing on siding, rather than painting.
- Several new sidewalks installed over the last year. Sidewalk repairs done as well.
- Weather guard installed in several buildings to prevent staff from having to go up to roof to clean gutters. More weather guards will be installed over the next year. Cost \$3770 for units scheduled to be installed this coming year.
- Leon's Siding has been contracted over the last year to do ends of the buildings, due to safety reasons
- Several basement windows sealed
- New energy efficient furnace for 309

Treasurer's Report

- CD - purchased 2016, \$35,000, earmarked for asphalt
- Market Yield account \$74,715
- Checkbook account \$123,562
- Major expenses:
 - Water bill - now comes monthly, ranged from \$5,281 - \$6,011 over the last 5 months
- Budgeted expenses
 - Snow removal (none this year)
 - Ice dams (none since 2015)
 - Water main break (2007, had two that year)

- Landscaping (tree pruning, tree removal, tree replacement, dirt, mulch, Tru-Green) \$19,159
- Siding / fencing / painting \$28,267
- Homeowners fees: 7 payment plans, 2 foreclosures, 1 small claims (outstanding **to date** = \$31,029) outstanding **current** year \$6,466
- Great job, Kris!
- Homeowner request to see all categories, along with specific dollar amounts
- Gardening Group Update
 - 2016 in review
 - 2017 planning meeting 3/18 at 3
- Looking for Volunteers
 - Want to volunteer to help neighbors? Let Nikki know
 - Gil and Dagmara both volunteered to help neighbors
- Board Elections
 - Stacey Jenson - running for one year term - 325, seconded Lynn
 - Peggy Lucey - running for three year term
 - Wayne Davis - running for two year term
 - Jackson Foote - running for remaining year of three year term
 - Emily Miota - running for remaining year of three year term, self nominated
 - Nick - nominated for remaining year of three year term and motioned by Lynn, and Dagmara seconded
 - **Dagmara moved Nikki seconded to accept Stacey, Peggy, Wayne into their requested terms. Carried**
 - **Ballot vote for remaining year Emily wins the remaining year of three year term**
- 2017-2018 Budget and Monthly Condo Fee Proposal
 - Discussed proposed budget, one section at a time, line by line
 - Concerns about buying staff shirts - could we save money by using name tags instead of shirts
 - Suggestion to call pension contribution retirement contribution instead
 - Budgeting next year - we have always just maintained a pool of money, and if we don't spend it by the end of the year, it just stays there. This coming year, we want to change it so that we set up multiple accounts (ie reserves, asphalt, roofs) so at the end of the year, we can transfer money we didn't spend, and put it into a different account. This will show the actual transactions happening, easy to track, and easy to visualize.
 - Homeowner suggestion: increase fees for projects such as playground improvement
 - Question - is our annual insurance cost going to increase due to the car crash? Unknown at this point. Peggy and Kris have been trying to find estimates for insurance.
 - Many questions and concerns with the format of the budget, lack of transparency. Important to track the funds, and various accounts.
 - Nancy Gulyas and Judy Klein make motion to determine whether or not to increase
 - Gerard and Dagmara make motion and seconded to vote on either no increase, or \$2 increase

■ **Ballot vote determines we will have a \$2 increase in fees for 2 bedroom and 3 bedrooms, effective April 1.**

- 9:10 Adjournment - unit 233 moved and Nancy seconded

Present: 203, 204, 206, 207, 212, 215, 221, 224, 232, 233, 236, 301, 304, 305, 310, 316, 317, 318, 322, 325, 328 331, 333, 337 343, 402, 415, 417, 422, 424, 440, 501, 512, 519, 526, 531 (36)

By Proxy: 201, 208, 225, 230, 231, 302, 303, 338, 340, 423, 425, 430, 431, 435, 503, 515, 520, 521, 522, 530, 535, 541 (22)

Total Present: 58

Quorum is 44