

Minutes
East Bluff Board Meeting
Wednesday, October 18, 2023
Chaired by: President Nancy Michalski

Present: Nancy, Wayne, Tina Marie, Dennis

Excused: Mitch

Meeting started: 6:03 pm

1. Meeting minute approval
 - a. Review and approve September 20, 2023 – Minutes approved
2. Homeowner concerns
 - a. No homeowners indicated they would attend or mentioned issues beforehand.
 - b. Issue with fighting at a unit in the 300s – any further issues?
 - c. Foreclosures
 - i. A different unit in the 300s currently owes the Association more than \$13k in monthly fees. The foreclosure procedures have been started. The unit also has a window that needs to be repaired or replaced. Superior will try to repair it; the owner will be charged for the repairs.
 - ii. Unit #508 is the unit that was abandoned and had frozen pipes. The board is looking for details on what was done at #508 in saved emails. Kris had saved them all and sent me details of the bank foreclosure and other actions taken on this unit.
 - d. Should we use different lawyers for foreclosures? Jared met with the attorneys we've used before to discuss starting foreclosures. It should be noted that foreclosure doesn't guarantee money is returned after the procedure is complete. Jared had used a different set of attorneys to start the foreclosure process. The Board discussed the pros and cons and agreed to use the legal team that Superior has used before.
3. Financials
 - a. Checkbook balance \$121k as of 10/13
 - b. Update from Jared on moving the accounts to UW Credit Union. Should we move the remaining budgeted funds to reserve accounts before the move? The board agreed to move the necessary funds.
4. Updates from Jared

- a. Spectrum profit-sharing agreement: We will sign the agreement between the Association and CPG. It may include a signing bonus.
 - b. Hard drive crashed on the 309 office computer. There was a backup thumb drive, so very little information was lost.
 - c. Toilet and sink installation. The toilet replacement is being scheduled, and we plan to move the wash basin into the shop and install a regular sink in the office bathroom. We will get a quote for the wash basin move first.
 - d. Siding project
 - i. We will meet with two vendors to make our decision.
 - ii. We will have 4 bids to show homeowners, and we will only continue with planning interviews and detailed bids from at least 2 vendors: Hometown Xteriors and Heines
 - iii. Both will be asked to detail exactly what will be done (siding, trim, green high light areas, soffit, and fascia, wrapping, replacing rotted panels, etc.), also the cost of the project using vinyl, T-111, and smart siding.
 - iv. Next steps based on the summary email from Mitch.
 - e. Curbs will not be painted due to the expense and amount of time it would take to install. Instead, updated parking rules will be distributed along with a newsletter highlighting the rules the next month. We can start with warnings until the snow flies. (Newsletter note: plowing needs to happen to keep it safe for traveling, and to make it plowable.)
 - f. Mouse traps will be installed outside of each building – This is scheduled by the end of this month, with Elite Pest Control. (Newsletter notes. Motorcycle, weather reminders)
 - g. New East Bluff website – comments and review – Some minor adjustments including register cars. Newsletter article (like? Find what you need? Contact Superior)
 - h. Status of securing snow removal assistance: We have all the equipment we need. Dennis on standby
 - i. Cement work estimate: half this year, half next year.
 - j. Tree trimming estimate reviewed. We will go forward with the 2-day \$15,400 option.
 - k. TruGreen came again because we have a signed contract for this year. We will not renew the contract.
 - l. Parking updates.
 - i. Patrick is out until further notice due to injury.
 - ii. Review rules updates
5. Oscar duties
- a. Winter prep is the current priority

6. Discussion Items – carryover from Sept meeting
 - a. Clarification on rules for trees in the yard. Do we remove existing trees, all or only those too close to the buildings? Who pays for this? No homeowner will be allowed to plant trees in the yard effective immediately.
 - b. Effective immediately, no board member may approve expenses not specifically in the budget w/o approval by the board and in conjunction with Superior Property. This will ensure proper budget tracking, expense recording and planning.
 - c. Rules updates:
 - i. Violations and fines
 - ii. Priority rules updates to include restricted area maintenance, parking, gates, tents and umbrellas, pets
7. Gate rules--SKIPPED
 - a. Review draft rule from Mitch
 - b. The question Jared was asking in his email to the board was ‘What do we consider the gate area’? Going forward, the gate should cover the expanse of the sidewalk only.
 - c. On the end units with the brick walls where there currently is no fence, a fence panel will be added from the wall to the sidewalk so all the units are consistent in size.
 - d. We will continue to allow each unit will be able to select their fence style, although we should again consider setting a couple standard styles moving forward.
 - e. All gates must be free-standing and no part of the gate can be attached to the fence.
 - f. Gate locks continue to be an issue. Should we modify the rule to say gates can be locked but only from the inside. This will ensure resident is home to let someone in for emergencies?
8. Put out newsletter by mid-November with winter prep reminders, shutting off water, move motorcycles, new parking rules etc.
9. Next meeting 11/15/23 @ 6:00

Adjourn: 7:33 pm

ADDITIONAL ITEMS AS TIME PERMITS

1. Tru-Green will no longer apply weed killer or pesticides. They or someone else will still aerate and over-seed.
 - a. Tru-Green was here today applying pesticide I believe

2. Jared indicated they are not currently tracking water usage. He or Ryan will talk to Madison Water Utility about sending alerts when there is a noticeable change in water use.
3. Vehicles in 300 lot have been removed