

Minutes
East Bluff Board Meeting
Wednesday, May 17, 2023

Chaired by: President Nancy Michalski

Present: Nancy, Mitch, Wayne, Tina Marie, Dennis

Homeowners: #307, #304, Louis (representative from USA insulation), #511, #532

Meeting started: 6:05 pm

1. Homeowner concerns

- a. #511 insulation issue: The homeowner would like new insulation in her unit but the board needs to know to fix any siding issues since this requires 16 holes in the siding and her unit may not have the siding replaced soon. The Board also needs to be sure this won't cause later wiring/plumbing problems.
 - i. To be clear: Siding repair/replacement will be occurring over 11 years, and special assessments will continue until fees or reserves can rise to cover
 - ii. Insulation would be at the homeowner's cost; it is not covered by the Association.
 - iii. We may be able to get a discount if more homeowners are interested in adding insulation to their homes. Several board members were interested in getting more insulation in their homes too, at their own cost.
 - iv. For insulation, Is the company able to reduce the number of holes, or patch them? They will plug each hole and -- according to them after they are painted they shouldn't be noticeable. They will send pictures for the board to review. They have example plugs to put in the holes they drill. It is also possible to have them add insulation from the inside but it requires holes being drilled from inside, so there will be more mess/plaster dust inside, and the homeowner will have to move items & furniture inside away from walls.
 - v. Is foam an appropriate method? Nancy's research raised issues about insulation creating havoc with old wiring. The rep said that this was an injection foam not spray foam so it doesn't expand but stays where it is.
 - vi. They gave folders of information to board members and left a couple extra if anyone else wanted them. The rep spoke about this being a US company, made in Ohio since the 80s, and that the product has a better ability to block the wind. This is more like a windbreaker vs. a sweatshirt.
 - vii. The board request referrals of other homes they've done.
 - viii. Nancy raised the plugs issue; in the past when there was a group who sign up to add insulation to their attics, the plugs that were installed in Nancy's unit are noticeable in her entryway overhang.
- b. Next steps: Board will talk about it further and review referrals & plug pictures, etc., and will get back to #511 as soon as possible.

- c. Also question from #307: The major fencing repair stopped last year. Why? Also, her siding needs repair more than her fence. And because of the gate questions last year, her gate is still not painted and should be.
 - i. Answer: Nancy explained why we stopped the major overhaul but were replacing fences as needed. The board was looking at hiring a property management company and wanted to make the siding & fencing project better planned. The board plans on continuing it as soon as we can. The homeowner can get matching paint & probably primer from the office.
There has not been a decision on a single type of gate or only two kinds.
 - d. #unknown An East Bluff homeowner noticed the neighbor had a duck on a rope next door and called animal control.
 - e. A homeowner in the 400s made changes to their yard which impacted the slope, & is now having water issues and expects Association to resolve them. This is due to Homeowner choices in the private yard, and will not be resolved by the Association.
2. Approval of last month's meeting minutes
 - a. Will be done by email since they were not sent out for review before the meeting
 3. Superior Property Management (SPM)
 - a. Status updates
 - b. The board is meeting with Jared about the transition on 5/18/23 at 3:00
 - c. Contract review status – no changes were suggested at the meeting, but board members should look at the contract again and get changes to Nancy before the next meeting with Superior Property Management (SPM)
 - d. Transition and direction for office tasks needed
 - e. Adding SPM to bank accounts soon – Tina Marie noted concerns about SPM having early access to bank accounts before the official contract is signed.
 - f. A possible transition to a new bank needs to be discussed eventually
 4. Homeowner complaints in the 400s
 - a. Review the draft letter to the homeowner. Nancy has been struggling to write a letter to the homeowner and needs help to write it. The past issues the homeowner has talked about were discussed at the meeting. The homeowner should be put on warning about future consequences.
 5. New WI law regarding the posting of financial info postings
 - a. Compliance discussion
 - b. Work with Jared to complete, possibly on the new homeowner portal
 6. Next meeting 6/21/23 @ 6:00

Adjourned: 7:33 pm