

EAST BLUFF BOARD MEETING AGENDA 9/20/2023

1. Meeting minute approval
 - a. August 16, 2023, minutes approved to send and be posted.
2. Homeowner concerns
 - a. A homeowner commented on fighting at #305 and was advised to call the police to follow up on disturbances, as there's not much for the Board or Superior to do.
3. Financials
 - a. Checkbook balance \$130k as of 9/15
 - b. Update from Mitch on moving the long-term reserve funds into CDs to earn some money; needs a callback from UWCU for details and will meet with Nancy and Jared. Currently, there is a service fee every month from Old National and there appears to be none at UWCU. Waiting for complete information.
4. Updates from Jared
 - a. Spectrum update: we will move ahead with the profit-sharing since signs aren't permitted at East Bluff and it could net us more income. Will need to set up a meeting with the rep; profit sharing depends on how many units use Spectrum/Charter. Nancy will set up a date to get more board members to attend.
 - b. Siding quotes
 - i. Confirm all are in agreement to begin with the siding and just maintain the fence for now.
 - ii. Select installer
 - iii. Color options
 - iv. Financing options
 - v. Ideally 1 or 2 buildings will be complete before we begin budget planning so residents can see results.
 - vi. NOTES: This is a priority for the Board. The Board decided (4-1) to go forward. The Board will choose a neutral color from the Traditionals line. Siding including wrapping will be added, but insulation will not be replaced. After interviewing companies, we have determined that the HometownXteriors. We will look into financing and see if we can get pre-approved which will lower or negate the need for a special assessment, we think. This project will not include fencing. This includes all sections so the siding will be one solid color instead of the three colors. Wayne opposed this option due to the cost and the fact that it doesn't cover fence replacement. The smart siding T1-111 is out of stock and also attracts woodpecker holes and the special assessment may not cover. This replacement isn't much more than the smart siding replacement. Jared will provide several options for financing and other options.
 - c. Painting curbs before winter and notification to residents
 - i. Oscar would just physically take a roller to paint the sidewalks.
 - d. Mouse traps outside of each building
 - i. Pest control came for unit #344 and will put out mouse traps outside each building.

- e. New East Bluff website \$1,500. No objections and there's money for that to go through. We will have built-in ways to have homeowners schedule meetings with Jared, mResident app access, and something like a homeowner portal.
- f. Status of securing snow removal assistance
 - i. Details still needed but we are making progress. We will get it settled before the snow flies.
- g. Parking updates.
 - i. One placard per unit



- ii.
- iii. Rules will be updated to reflect that a placard is required for all reserved spots
- iv. Should tow be automatic if no placard in vehicle?
- v. If homeowners have multiple cars, it will be their responsibility to transfer the placard
- vi. Do we want to allow homeowners to have multiple placards?
- vii. With the requirement for placards, Patrick does not think a 2nd parking coordinator is needed
 1. Placards have been purchased and will be distributed to homeowners. We will end out a print notice with updated rules
 2. Patrick doesn't use the phone so that contract can be cancelled
 3. (spot vs placard – contact office if changes) HIGH PRIORITY—TINA MARIE Will work on a draft

- h. Cement needed
 - i. Bid from 7 Hills where they went around common area sidewalks and some previously known issues in of private areas: \$24k for 883 sq feet, and stuff. We have 15k in the budget for it this year so we can do up to budgeted amount this year and the rest next year.

5. Quotes will be gotten for needed railings

6. Oscar duties

- a. Purchased plow for Bobcat for middle of parking lots.
- b. Has the brush for the John Deere been purchased?
- c. Status of yard cleanup (weeding, tree and brush trimming etc.)
 - i. Superior Property has been helping with yard cleanup. Some homeowners with overgrown yards have been notified. Bushes have been trimmed. Broken branch was removed by Dennis as well.

7. Discussion Items

- a. Call for volunteers. #425 requesting assistance with trash due for 6 weeks due to surgery. Suggest requesting assistance from neighbors first. Do we want to try to get list of volunteers again? It seems pointless to try. Newsletter: your neighbors may need help
 - b. Follow-up on Charter contract to generate income – See above
 - c. Clarification on rules for trees in yard. Do we remove existing trees, all or only those too close to building? Who pays for this? No homeowner will be allowed to plant trees in the yard effective immediately. SKIPPED
 - d. 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. - SKIPPED
 - e. Rules updates:
 - i. Violations and fines – update rules for notification on app and in email
 - ii. Priority rules updates to include restricted area maintenance, parking, gates, tents and umbrellas, pets
8. Gate rules
- 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 the resident is home to let someone in for emergencies.
9. Newsletter status/review
- a. September newsletter approved to send
10. Next meeting 10/18/23 @ 6:00

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
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. Vehicle in 300 lot that has not moved for years because it does not run. Resident must remove the vehicle or it will be towed. Per the rules, any vehicle not road worthy cannot be parked in the lots.