

**Minutes**  
**East Bluff Board Meeting**  
**Wednesday, February 21, 2024**  
**Chaired by: President Nancy Michalski**

**Present: Nancy, Mitch, Wayne**

**Homeowners: none**

**Meeting started: 6:05 pm**

1. Meeting minute approval
  - a. Review and approve January 17, 2024 minutes
  - b. Minutes approved
2. Homeowner concerns
  - a. No homeowner concerns.
3. Financials
  - a. Updates from Mitch
  - b. Accounts all set up with UW Credit Union, moved from old national
  - c. \$35,000 in delinquent fees, insurance, etc.
  - d. East bluff to proceed with foreclosure on unit with excessive unpaid fees
  - e. Insurance claim on unit where pipes burst from freezing and there was flooding from surrounding units
  - f. Mitch went over financials
4. Updates from Jared – Out of office, not attending this meeting
  - a. Status of AT&T potential agreement
    - i. Att fiber seems to not be worth the work required, installing fiber at every unit likely too disruptive
  - b. Tru-Green agreement, should we sign it?
    - i. TruGreen weed and feed: want us to sign agreement but we have not yet. Jared to get additional bids. Board wants to wait for additional bids
    - ii. Dead grass under shaded trees. What do we do about this?
  - c. Hazard insurance quotes – having issues in finding insurer due to number of claims. Most claims from renters. Discuss possibility of limiting number of renters
    - i. Currently no options for hazard insurance. Schwarz hopefully giving us something by end of the month
  - d. Wordpress website still active. How do we take it down?
  - e. Siding project
    - i. Darrell possibly attending meeting to show the board mock-ups of how the buildings will look with siding/color
      1. Darrell did not attend meeting. Don't know if we were to call to confirm?
    - ii. Anticipated start date – 3/11/24
    - iii. Rules update required that absolutely nothing can be attached to the new siding except for mailboxes and unit numbers. These will be installed by maintenance as siding is installed
5. Planning for annual meeting
  - a. Meeting is Tuesday March 12, 2024 6:00 – 8:30 pm at Warner Park
    - i. Board to meet at 6:00 with meeting to begin at 6:30

- b. Finalize budget
- c. Finalize annual meeting presentation
- d. Jared tracking units who no longer need 2<sup>nd</sup> story furnace vents
- e. Do we need to schedule additional meetings to prepare?
- f. Board reviewed final budget and meeting presentation.

**Adjourn: 7:25 pm**