

EAST BLUFF BOARD MEETING AGENDA 4/17/2024

6:00 pm

309 East Bluff (maintenance building)

1. Meeting minute approval
 - a. No minutes to approve
2. Homeowner concerns
3. Financials
 - a. \$34,000 in delinquent charges. \$100,000 in reserve, but access to \$1.1M from bank loan for siding project. Operating budget at \$56,000. \$68,000 in budget surplus.
4. Board reminders
 - a. No purchase can be made or authorized by board members without the involvement of Superior and/or approval by the majority of board.
 - b. Board participation is to be voluntary meaning no compensation for normal board duties. Any additional work for payment must be pre-approved by the majority of the board. No waiving fees for work. Add this to the rules.
 - c. The Monthly(?) newsletter will be written by Superior with the option of the board adding an article. Need to submit info to Superior by the 15th of every month.
 - d. Lyndsey needs to get the minutes done and emailed to board.
5. Jared siding project - general updates
 - a. Hometown fixes: Gutter problem - caused by the manufacturer sending all of them at one time after completing the first building and not having a place to store them. Electrical- Supposed to be installing electrical fixes this week (lights and outlets). Install unit numbers on the fence to avoid putting holes in siding. They said they will be going back to fix siding and trim issues. Hometown has to start communicating with Superior instead of making calls on their own. They have not been bringing the siding up to the trim on all the units. Will be covering trim to make uniform. We need to start inspecting each building as it's finished before they receive payment. Not having gutters on three buildings is inexcusable.
 - b. Should purchase lights to make uniform lights for buildings. Get LED lights for fixtures. Square black frame glass, classic lights. Purchase 30-40 lights to have on reserve. Look into fixtures that will work with motion sensor light bulb vs a motion sensor fixture to allow residents to make that choice.
 - c. Mail boxes should be put on the fence.
 - d. 538 has a camera on the new siding that needs to be taken down and damages will be charged to them.
 - e. Look into charging Hometown for water damage to units they have left without gutters for extended periods of time. Suzy has a unit that had a river pouring into their unit.
 - f. Hometown has not sent an official estimate for windows and doors to Superior.
 - g. Claimant is suing the insurance agency and east bluff for emotional damage due to falling on sidewalk, should be covered by insurance.
 - h. 410 (Shawn) asked for work - approved to hire as independent contractor to clean up yards. Cost to be billed to homeowners. Cost will be less than the maintenance charge Superior charges to do work.

- i. Homeowners need to clean up yards and remove items next to the building or the siding contractors will move it. Neither Hometown on Superior will be liable for any damages if the homeowner does not comply. Unfortunately cannot make fee exceptions for units in hardship.
 - j. Get window well covers for units.
- 6. Board priorities for fiscal 2024
 - a. Grill rules
 - i. East Bluff decided - No unattended grills or open flame allowed (pellet, charcoal, gas). Grills cannot be stored in a common area, need to be extinguished and returned to units when not in use.
 - ii. Code from MPD web site
 - iii. 34.308 OPEN FLAMES. IFC section 308.1.4 shall be replaced with the following language: (1) Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within ten (10) feet of combustible construction. Exceptions: (a) One- and two-family dwellings. (b) Where buildings, balconies and decks are protected by an automatic sprinkler system.
 - iv. (2) LP-gas burners having an LP-gas container with a water capacity greater than two and a half (2½) pounds [nominal 1 pound (0.454 kg) LP-gas capacity] shall not be stored or operated on balconies unless they are served by exterior stairways. Exceptions: (a) One- and two-family dwellings. (b) Where buildings, balconies and decks are protected by an automatic sprinkler system
 - b. Rules updates
 - i. Gate rules
 - ii. Attaching items to building exterior
 - iii. Renters – cap number allowed?
 - iv. Clarify rule – if renter breaks rule resulting in fine, is the homeowner liable or renter?
 - v. Hazard insurance – include in monthly fees rather than homeowners paying annually?
 - vi. Structural modification clarification and form update
 - vii. Parking updates – placards
 - viii. Pets
 - ix. Flags and other signs
 - x. Security camera policy
 - c. Complete siding project
 - d. Plan for next project – fences?