

**Special Meeting Minutes**  
**March 2024 East Bluff Board Meeting**  
Wednesday, March 27  
6-7:30pm

Present: Peggy, Dennis, Keanu, Lyndsey, Jared (#440)  
Started: 6:05 pm

1. Meeting minute approval
  - a. No minutes to approve
2. Homeowner concerns
  - a. 540 water spicket needs to be checked on and window well is bent.
  - b. 541 had wiring repaired to air conditioning unit damaged with siding install.
  - c. Will reimburse homeowners for electricity cost used by Hometown.
  - d. Dryer vents on 540 building uncovered by Hometown need to be replaced.
  - e. Hometown said they will be cleaning up after completing each building.
  - f. Will need to address the jacuzzi problem that needs to be removed and electrical.
3. Updates from Jared – Out of office, not attending this meeting
  - a. Email from Hometown that there is electrical on all the building lights and exterior outlets is not up to code.
  - b. Noted that we know there are heating units on the second
  - c. Badger electric will be checking electric to put it up to code
  - d. Anything that was not part of the original build and not up to code, needs to be removed and brought to code.
  - e. Will use work around to install patio lights to code, matching lights as needed. Noted that this will be an extra cost to the association to remove and replace lights that exist to code.
  - f. Will be replacing porch lights to conform lights.
  - g. ADA handrails - will need to come up with a solution for handrails.
  - h. No patio lights, outside outlets, grills that violate fire code being used within privacy fences, hometown will replace satellite dishes, garden houses, cameras installed on building siding.
  - i. Gate needs to be unlocked on 544 for building siding or the gate will be removed.
  - j. Proposed rule for insurance policy to decide on in future vs. less rules with strict enforcement.
4. Future Efforts
  - a. Investigate a fashion of getting involved in sale process
  - b. Continuously monitoring for infractions and evenly enforcing rules
  - c. Clothesline options
  - d. Investigate outside outlets/patio lights
  - e. Look at fencing options and giving people choices.
  - f. Hometown quote for windows- \$800 upstairs windows, \$2,200 patio doors, \$1,600(?) living room window.

Adjourn: 7:16 pm