

EAST BLUFF BOARD MEETING AGENDA 5/15/2024

6:00 pm

309 East Bluff (maintenance building)

1. Meeting minute approval
 - a. No minutes to approve - Minutes to be approved at next meeting.
2. Homeowner concerns
 - a. Homeowner voiced concern about not being able to call board members. Homeowners should be contacting Superior or should we set up Google Group.
3. Financials
 - a. Updates from Mitch - \$38,000 in delinquent charges. One each at \$15,000 (on foreclosure from East Bluff), \$10,000 (on foreclosure from bank), \$3,000 (on payment plan), \$2,000, and a couple at \$250-\$1,000. Superior working on new collection process of filing liens. \$20,000 in general reserves. \$68,000 in operating funds. \$960,000 in high yield savings for siding project.
4. Board reminders -
 - a. Grill information, rules changes, pick up after your dogs
5. Updates from Jared –
 - a. Hometown is doing a better job - less complaints from homeowners. Need to clean up pallets in 500s.
 - b. Does Oscar need help? Superior is working on a schedule for Oscar to complete projects. Do we want a volunteer schedule?
 - c. Spoke to 431 about putting their mailbox on the furnace. 541 nail went through wire, cutting off power to the unit. 434 Hometown covered furnace intake. 3 buildings fully done (minus fixes).
 - d. Hired an electrician to work on lighting, troubleshooting why lights are out. Will give an estimate on maintaining current lights vs replacing lights. Will also check on security
 - e. Reinforcing fences per insurance requirement. Professionally replace 431 grab bar on door frame vs siding and this is the approved placement going forward.
 - f. Hired Shawn from 411 to clean yards. He took pictures of problems and notified units that we will be cleaning up yards for a fee.
 - g. Two ash trees near 411 have lost branches and need to be trimmed or removed.
6. Finalize rules changes to be published
 - a. Adding grill rules from insurance/city, grilling allowed in common areas, no longer allowed within private fenced areas.
 - b. Adding rules about dog breeds per insurance company requirements.
 - c. Parking tags - two tags per unit to make monitoring reserved spaces easier.
7. Revise structural modification form
 - a. Needs to be reformatted - Lyndsey take care of it - create google form
 - b. Board needs to approve structural modifications vs Superior
 - c. Forms need to be saved electronically and organized by unit. Records need to live with the unit vs the owner to track modifications as units are bought/sold.
 - d. Furnace venting changes. Changes will be charged to owner.
 - e. Windows must be white and match original profile.

- f. Windows/patio doors need to be done by licensed/insured contractors. Proof of license/insurance needs to be provided to the association.
- g. No more satellite dishes.
- h. Plan to come up with 3 gate designs for future meeting.
- i. Exterior doors no requirement on colors.

The following are items that were not discussed but listed on the Agenda -

8. Board priorities for fiscal 2024

a. Grill rules

- i. Code from MPD web site
- ii. 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.
- iii. (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?