

EAST BLUFF BOARD MEETING AGENDA 8/21/2024

6:00 pm

309 East Bluff (maintenance building)

Attendance - Nancy, Dennis, Mitch, Keanu, Lyndsey

1. Homeowner 1 (Unit 312) - Complained about neighbor at unit 305 with multiple noise complaints and police calls at all hours of the night. Neighbor is experiencing some sort of mental health and/or addiction issues and screaming outdoors at night. She is at a loss of what to do. Board encouraged Homeowner 1 to continue calling police complaints. Board will need to look into this unit or have Superior do it.
2. June meeting minute approval
3. Mitch, Financial update - Delinquent charges are at \$40,000. \$20,000 in general reserve. \$30,000 in operating expenses. \$500,000 in reserve from bank loan for siding, spent \$265,000-285,000 on siding this far. Budget shows we are currently at a deficit. There will be a large increase in the siding project cost with the buildings that are left. These buildings are showing more rot than the rest of the property did. Foreclosure update from Superior - the homeowner accepted the agreement and will start payments at the end of August.
4. Nancy -
 - a. Board needs to start thinking about priorities for next year and a backup plan should there be a change in staffing. Jared suggests lighting and security projects being a priority.
 - b. There needs to be a priority in place for keeping Oscar on track. Dennis currently speaks with Oscar about priorities. Keanu suggested Oscar attend a portion of the meetings to speak/check in with the board.
5. Jared -
 - a. Siding project - buildings are starting to show more rot that is costing an extra \$3,000 per building. One unit needs a new window. Critter guards, Hometown has not been installing them and will not. Oscar will install them as needed.
 - b. Lights have come in and will be installed. Will be replacing broken lights and leave other lights to replace next year.
 - c. Call city for a welfare check to 512. There are too many people in the unit.
6. Grounds clean up
 - a. We need to get a minimum of one quote from a landscaping project. Why is Superior refusing to get quotes? Is it in their contract that they'll get at least three quotes for projects?
 - b. Oscar needs to address weeds on Northport.
7. Miscellaneous
 - a. Two residents have asked for energy bill reimbursement. Ask for 3 months worth of electric bills to show the difference in cost and credit their account.
 - b. We need to replace another homeowner tire due to nails from Hometown.
 - c. Madison will no longer be doing large item pickup. Put reminders for this in the newsletters each month until the annual meeting. Allow residents to vote on -

renting a dumpster for people's large items, coordinating a service to do a curb pickup time. We will need to research what these options cost.

- d. Facebook page has been deleted. Wordpress site has been deleted. They need to redirect that page to the new site.
- e. Nancy will follow up with Jared to make sure the room is reserved for the Annual Meeting.
- f. Update bylaws to limit renters? Need to start enforcing having leases on file for rental units. Is Superior tracking these? How do they do it for other properties? Start telling people from the beginning that rental units are limited.
- g. Nancy will update the neighborhood info pages:
 - i. City of Madison neighborhood info page updates – still needs updates. Nancy will look into doing this: <https://www.cityofmadison.com/live-work/neighborhoods/update-neighborhood-association-contact-information>
 - ii. Contact-information: <https://www.cityofmadison.com/dpced/planning/neighborhoods/436/>
- h. Do we want to make a rule about chickens?
- i. Talk to Hometown about the mailboxes they're installing on buildings. They need to remove them. They were not supposed to be installed on the buildings. This has been very clear. There are too many on the buildings for Hometown not to be putting them back up.