

East Bluff Monthly Board Meeting Minutes (emailed to Board 3/1/17)
February 27, 2017
6:00-9:30

Present: Mario Sanders, Stacey Jenson, Nick Schuster, Peggy Lucey, Wayne Davis, LeAnna Ware, Nikki Sanders

6:00 - 6:35 walk around property with Mario, Stacey, Nikki, & LeAnna

6:44 Call to order

Homeowner Concerns - none

Approval of Agenda and January's Minutes - Peggy moved and Stacey seconded

Parking Report

See Attached Report

Superintendent Report

See Attached Report

Treasurer's Report

Past Due Homeowners' Fees

1-200 - \$0

201-500 \$1,298

501-999 - \$2,307

1000+ - \$27,271

Total Outstanding: \$30,876

Checkbook \$116,770

Money Market \$50,110

Total: \$166,880

CD \$35,000 - maturity date unknown

**checking with Old National Bank to see if we could have sub-accounts within our account

Spreadsheet review - even months ***Kris runs monthly report with the same information as on the spreadsheet - would it be easier to just review that? No, because it doesn't list the current year due to past years' due

News Note review and approval - even months - great news note - Mario will give edited copy to Kris

Discussed need for bios if people are interested in running for the board

Old Business

City Attorney's office update - no updates..... June 21 is court date, at 10:15....Mario will call inspector a couple weeks before - Mario, and one board member (TBD) will attend. Wayne will write and Mario will email the City attorney to see if we can have a sit down meeting prior to court date. He will cc commissioner, and our alderperson. He will get that done this week.

Gravel plantings - we should put borders around the gravel by the driveways, starting with 400 parking lot entry way. This will be done when weather allows.

During October meeting, we decided to not let church put signs on our lawn, but they are doing it. Thoughts? Sovereign Joy - 715-965-6878 or 332-7195. Wayne will contact them again.

Update on painting status - provided in superintendent report - consistently working on siding, have to wait until weather is warmer to paint. Proposal: focus on one group of buildings per year - evaluate need for painting, new siding, fencing, etc. That way each area will get the spotlight every four years. If someone sees something in another area that needs attention, we will address that as needed.

New Business

Suggestions:

- Offer Welcome / orientation sessions for new residents - APPROVED - but set a monthly date, such as 1st Wednesday of every month at 7pm. Board members should come as well. Talk to Kris about setting up a day / time that works for her. Homeowners will have to sign up.
- Homeowners get charged \$50 for leaving pile of trash at curb that is wrong date, or needs to be cleaned up. This has happened 5 times this year so far, by renters.
- Satellite dishes are a problem - right now seven units have dishes that need to be removed. Put in all newsnotes that dishes must be approved by the board. Stacey will try to call Directv and Dish Network to see if we can encourage installers to contact office prior to installation.
- Encourage homeowners to sign up to speak at monthly board meetings ahead of time, and give them time on the agenda. Give time limits. Ask people to limit to the time allotted. We won't ask people to sign up, but make sure people know we are listening to them and will follow up.
- Check out Sherman Terrace rules for renting - attempt to write a by law amendment capping the number of rentals we have, and making people live in unit 2 years before they rent. Exception is if renting to family member, as approved by Board. We should explore this option for next year - collect data, and get the word out every step of the way. Nikki will spearhead this item this year's annual meeting

Budget discussion

Mario had requested \$1700 to have TruGreen handle weed control - we suggested instead have the potential new seasonal staff person do the spraying
Plan for parking lot
Peggy and Wayne will meet to finalize the numbers

Adjournment: 9:46

Superintendent Report

Resident concerns

Unit 441 light out at 444/changed bulb

Unit 448 water in basement

Unit 204 lights out at building

Unit 201 lights out at Building

Unit 424 ask for more sand cans/two were add

Unit 207 lights out at building

Grounds

Salt or Sand East Bluff

Unit 204 all outside lights around Units 201 – 208 are out/It's underground Northside elec. Will fix in spring

Snow removal

Buildings

Upper siding at Unit 302/ 3 panels

Reconnected downspout at Unit 537

Lower siding at Unit 340/ 4 panels

Upper siding at Unit 303/ 7 panels

Lower siding at Unit 343/ 4 panels

Lower siding at Unit 344/ 4 panels

Lower siding at Unit 331/ 4 panels

Lower siding at Unit 303/ 4 panels

Lower siding at Unit 323/ 4 panels

Lower siding at Unit 329/ 4 panels
Lower siding at Unit 303/ 4 panels
Outside and inside fence repaired at Unit 331/ 6 panels
Middle fence repaired at Unit 331 – 330/ 6 panels
Lower siding at Unit 333/ 4 panels
Upper siding at Unit 339/ 3 panels
Upper siding at Unit 334/ 2.5 panels
Lower siding at Unit 334/ 4 panels
Replaced wood and trim between Units 332 - 331

Parking Report

200 Lot:

Warnings: 6
Green Stickers: 1
Fined: 3
Registration cards: 1

300 Lot:

Warnings: 1
Green Stickers: 1
Fined: 1
Registration cards: 2

400 Lot:

Warnings: 5
Green Stickers: 2
Fined: 3
Registration cards: 1

500 Lot:

Warnings: 3
Green Stickers: 1
Fined: 1
Registration cards: 0

Totals: Warnings: 15 Green Stickers: 6 Fined: 8 Reg: 4