

**East Bluff Homeowners Association
Board Meeting Minutes
January 27, 2015**

Meeting brought to order 6:35 p.m.

Attendees: Fernando Cano - Absent, Peggy Lucey, Nikki Sanders, Rhonda Wiedenbeck, Ron Kelley, Mario Sanders, Rick Blanchard, Kris Krueger, Grant Krull – Unit 423, Judy Klein Unit 304.

Peggy made motion to approve September 23, 2014 meeting minutes. Nikki seconded the motion. Motion approved.

Nikki made motion to approve November 25, 2014 meeting minutes. Peggy seconded the motion. Motion approved.

Resident Concerns:

Unit 519: Nancy came to the meeting and brought up the following issues: She feels we need set standards on gates. She would like to have cameras on the corners of every building, so we can watch and see who is leaving dog feces and trash behind. She also needs the tubing that is put on the water spout, so that it drains further away from her condo. Rick will provide the tubing to her tomorrow, 1/28/15. In regards to the gates, the board members decided to discuss further at the next board meeting 2/24/15 as to what our options might be. In regards to the cameras, this is something that was looked into before, and the cost would be quite expensive. People leaving trash and dog feces behind has been an ongoing problem here at East Bluff. We will continue to put notes in Newsletter in regards to this.

Unit 423 suggested we increase the number of trash cans in East Bluff. Judy suggested we provide the bags at the trash can locations so people can put their dog feces in. Both ideas were good, however with the new city ordinance that all we have to do is double bag the feces and put it in their regular trash, the board feels there is no need for extra trash cans.

Unit 423: Grant came to meeting to discuss his mold problem. Grant is a renter, the property is managed by Birwood. Grant has a meeting with Birwood tomorrow in regards to the mold. Mario will also be attending this meeting. There will be no action at this time, until Mario reports back to board.

Reports:

Parking:

Actions completed by the Parking Coordinator: Warnings: 5 Fines: 0 Green Tags: 4
1 City of Madison ticket issued.

Superintendent:

4 new parking signs have been installed on light poles. Steve Bassett is scheduled to trim or remove more trees @ \$7500. East Bluff staff will continue with pruning trees and removal of limbs, routine removal of snow & ice. They sand and salt as needed. Mario is now able to operate the Bobcat.

Fencing: 308, 322, 323

Siding by EB: 337

Siding by contractor: 217 & 528 ends; 416, 417, 426, 427

Trim work done by Mario: 202-203, 215, 224

Trim work done by EB: 508

Treasurer:

1-200:	\$ 812.74
201-500:	\$ 785.75
501-999:	\$ 2,142.50
1000+:	\$ 32,993.51

Total Past Due	\$ 36,734.50
Total for current year due:	\$ 6,850.00

Checkbook Balance:	\$ 38,861.00
Money Market:	\$ 83,078.00
Total:	\$121,939.00

The board went over the past dues.

Northside Planning Council:

NPC's Northside United held the Northside's first Racial Equity Forum 1/26/15. Look for more information about that in Northside News or northsidemadison.org

Mayoral candidates' forum at Warner Park Center 2/9/15

Bowls for Hunger fundraiser for FEED Kitchens at Warner Park Center 3/14/15

Old Business:

Follow-up on Unit 319: Rick contacted the Madison City Inspector and he gave until May 10, 2015 to complete.

Unit 543 continues to be an ongoing problem. Rick suggested we send a letter to the homeowner and ask for help in taking care of this problem. Rhonda will send a letter to the homeowner and a copy to the tenant.

New Business:

4 new parking signs have been installed on light poles at \$30 each. Rick would like to install 22 more, which would cost \$750. Board members need to take a look at the signs, and will make a decision in February.

Unit 403 installed a new window without the board's permission. What should the consequences be for this. It is in clear violation of Rule #3001. This unit is rented and managed by a management company. Previous renter had satellite dish installed without prior approval also. Rhonda will send a letter of violation with copy of the Rules and Regulations, and a copy of the Structural modification form, saying that the next violation will be fined.

The Madison police department requested the Unit 524's parking stall be moved to the 500's from the 400's. The board approved this, however the stalls have to be marked properly before this can take place. Rick will take care of this.

Unit 426 made changes to the siding that was not approved. The board will further discuss this at the February 2015 Board Meeting.

Peggy motioned to adjourn to closed session at 8:26 pm, Nikki seconded it.

1/28/2015 10:40 PM