

**East Bluff Homeowners Association
Board Meeting Minutes
June 24, 2015**

Meeting brought to order 6:00 p.m.

Attendees: Fernando Cano, Peggy Lucey, Nikki Sanders, Judy Klein - Absent, Rhonda Wiedenbeck, Mario Sanders, Kris Krueger, Sharon Williams Unit 327, Dagmara Antkiewicz Unit 328, County Board Supervisor Michele Ritt, Police Officer Scott Frasier.

Rhonda made motion to approve May 27, 2015 meeting minutes. Fernando seconded the motion. Motion approved.

Discussion with Officer Scott Frasier: Officer Fraiser informed us that we do not have a Liaison Officer assigned specifically to East Bluff. Fernando asked if the Car break-ins were a Northside issue and if it was a trend that was happening. Officer Fraiser replied that last month they just caught 2 or 3 guys and hopefully the break-ins will stop or slow down. They are usually people not from Madison. Officer Fraiser also stated that break-ins are hard to prevent. He suggested that we should not have visible change or GPS's in our vehicles. If you do get broken into, you should call the Non-Emergency# 608-255-2345 and report it to the Self Reporting Officer. The best way to report a break-in is Online at: cityofmadison.com/police/SRU. If it is a large dollar amount then you should call. If the break-in is in progress, call 911. In regards to Marijuana in the home, there is nothing the police can do. If you find pipes and/or needles, do not collect. If you do find needles, please put needles in a sharp needle box if possible. For drug surveillance, contact the Community Policing Team (CPT Team). Fernando said that he used to get a report on how many calls were East Bluff calls. Officer Fraiser thought he could get a list for us. He also said he will be doing possible bike patrol and will do pull-ins with the squad car when he has time. He is responsible for five neighborhoods. Mario asked about what to do with drugs found, should he throw away or call the police. Officer Fraiser said call the police they will tag the drugs.

Resident Concerns:

Unit 327: Sharon Williams had an appraiser look at her unit. Appraiser didn't like the furnace grate. Sharon would like grate removed. This was approved 4/29/15 via email.

Unit 328: Dagmara was promised 4 years ago the fencing would be fixed. Decision to be made in closed session. Closed Session: Mario will check tomorrow and add her to the list.

Both Sharon (Unit 327) and Dagmara (Unit 328) asked about why Rick Blanchard was fired. Fernando responded that due to privacy laws, there is not much we can say about what happened and that they had to trust that we made the best decision for East Bluff.

Unit 336: Michelle Ritt of Dane County Board of Supervisors attended, this unit has been taken off the auction list with the possibility of it becoming a unit for Low income housing. Michelle represents East Bluff and wanted to know what East Bluff thinks. Discuss in Closed Session: East Bluff Board thinks this is not a good idea; it would bring the property values down. We feel that it would be in the best interest of East Bluff to try to keep it as a single family home. East Bluff is a great place for first time homeowners. Michelle will represent this idea to the Dane County Board of Supervisors.

Unit 213: Called Fernando and needed insurance information. Kris provided the information and Mario delivered it.

Resident Concerns cont:

Unit 319: Melanie wants to do the insulation on Friday, 7-10-15. Mario will be on vacation during that time. Mario will contact Melanie about the details and to see if it can be done when he gets back from vacation. Mario will let us know the details.

Reports:

Parking:

Actions completed by the Parking Coordinator: Warnings: 0 Fines: 0 Green Tags: 0

Mario is getting complaints for Homeowner's having visitors in the visitor stalls for more than 72 hours.
Solution: Restate rule in the Newsnote.

Unit 543: Has about 5 or 6 vehicles parked around East Bluff, with 3 vehicles parked in the lots, only 2 are allowed.
Solution: The renters will be moving out at the end of this month.

Mario brought up that Jackson Foote was fined for flat tires also. Could the board look and the fines and possible rescind them. Discuss in closed session. Need copies of the fines.

Superintendent:

Cutting grass every week when it's not raining. Removed downed tree branches. Tree and bush trimming by Owner request. We hauled all yard waste and brush to city drop off. Located and dug up lights on the corner of Sherman and Northport.

Cleaned gutters at units: 432-429, 329-326, 517-520, 233-236.
Removed water and replaced window well cover at units 517 and 236.

Unit 327 Porch Leak: It was approved to have Zander Solutions fix the leak. The cost is \$325.00. Mario would also like to do this for Unit 426. Discuss in closed session: Approved.

Jackson Foote works from 7am to 12:00pm, approximately 20 hours a week.

Picnic Table: Mario bought the kit and put it together, but there is a problem, when he sits on the seat it bends. The board took a look at it. It needs more supports. Mario will try and fix this.

The sidewalks by Units 501-504 and 201-208, need to be fixed. Mario is getting quotes. These expenses are not in our budget; board will need to approve to go over budget.

Mario provided spreadsheet of all work that needs to be done.

Treasurer:

1-200:	\$ 0.00	Checkbook Balance:	\$ 45,382.06
201-500:	\$ 897.69	Money Market:	<u>\$ 83,111.64</u>
501-999:	\$ 2,799.25	Total:	\$128,493.70
1000+:	<u>\$ 33,392.29</u>		

Total Past Due \$ 37,069.23

Provided spreadsheet of past dues and budget sheet.

Spreadsheet of past dues need to be provided every other month, unless there is no change.

Northside Planning Council:

None

Old Business:

Peggy brought up that she thought we should change the locks. We will decide via email.

Sidewalk in front of Unit 519, Nancy Smith: Mario met with the concrete person. The sidewalk does not need to be fixed, it only needs some landscaping done to stop the water and ice from accumulating. Mario will take care of the landscaping.

Unit 304: Needs tree stump ground out. Mario needs to get a quote.

Unit 543: City of Madison did re-inspect. No Fine was given.

Rain Barrel Converter: Gardner Company will complete in a couple of weeks.

Safety Training for Mario: Rhonda to check with her place of employment.

School Youth Program: Two students from the Monona Grove High School will be starting the first week of July.

New Business:

Fernando brought up, do we want to hire a full-time person or just go with the 2 part-time . 2 voted Yes, 2 voted No, Tabled until next month.

Nikki motioned to adjourn to closed session at 8:50 pm, Peggy seconded it.