

East Bluff Monthly Board Meeting Minutes
7/26/1

Present: Wayne Davis, LeAnna Ware, Mario Sanders, Peggy Lucey, Nikki Sanders, Jackson Foote, Judy Klein (305), Brad Sauer (332), Fernando Cano Ospina

Call to Order: 6:36

1. Received notice from Housing INspection. Units with holes and peeling paint need to be fixed ASAP. We won't be given any more extensions. Discussion. DECISION: Mario will estimate how many units and how much time it will take. Wayne will email inspector (cc attorney and our alder) asking for a specific list of units.
2. Homeowners' Concern: Judy Klein, wants basement window sealed off. APPROVED. Notified homeowner, and Mario will get it scheduled, and let Judy know the date.
3. Parking Coordinator discussion. Brad Sauer applied for the position, and he has a copy of the job description, and has no further questions. We explained the process to call Parking Enforcement, wait for them, and to call them back if person moves car. Questioned how many times we need Parking Enforcement? Hard to say because we are only calling now when homeowners call to complain, or we see them in fire lane. Brad is open to receiving phone calls anytime. DISCUSSION: Closed session, because it is personnel related.
4. Survey Update: 400s are all done. All 48 have been approached. Over half have completed it. 300s are $\frac{1}{3}$ done, and 500s will be started this weekend. Planning to be done by September, hopefully have the data to present at the 9/13 meeting. Discussed recurring critique of the survey, that all items are priorities, that it is not fair to ask people to choose. Jackson will add some verbiage to the beginning of the survey to address this. Jackson will email the anonymous letter EB received regarding the survey, and comments about the grounds to Mario.
5. Jackson suggested we have a dog parade, as many EB residents are dog owners.
6. Suggestions sought for the September meeting for community building. Use our agenda and advertisement to entice people to come.
7. Fernando requested EB replace flower box inside his gate. We could remove and get back to grass, but not replace the flower box.
8. Staffing: Chris Holmes schedule to work is Tuesdays, Thursdays and Fridays.
9. Approval of agenda and last month's minutes w/typo corrections: Peggy moved and Stacey seconded.
10. Groundskeeper job description is in binder. We are still working on superintendent job description.
11. Getting new lights for EB grounds has been tabled.
12. We are storing railroad ties that we bought on sale, starting with 225 building.
13. Furnace. We have 3 options. Reviewed all options. Wayne will do research on the three options. He will email us with his suggestion.
14. Working on new credit card with Anchor Bank.

15. Researching new printer. Decided against sending to outside printer due to cost, and travel.
16. Follow up from last month: Unit 308 - the contractor won't use the old mount. Also they can't install new one, because of something in the contractor's business. Nothing to do with East Bluff.
17. Mario will send us weekly update emails.
18. Disciplinary Action form - Stacey will work on edit needed.
19. Asphalt - we will start doing the parking lots next year.
20. 217 requested a new gate - similar to 216 or 218. APPROVED
21. 511 filing accident claim. She was walking dog, slipped on mud and broke her arm. Insurance company has gotten involved.
22. Kids Clean Up day - Sunday, 9/18. 4-5:30. Jenson's will provide pizza. Stacey will write an article for NewsNote and get to Kris.
23. Company coming to do area around front sign next week. Cost approx. \$2,500.
24. Reviewed and edited the remainder of the Rules and Regulations.
25. Decisions in closed session: we are hiring Brad Sauer as Parking Coordinator to start 8/1. Announcement in NewsNote. Also will address expectations from homeowner with water damage in basement.