

# East Bluff Homeowners Association

## Meeting Minutes for 5/27/15

6:34 Meeting comes to order

Attendees: Fernando Cano, Peggy Lucey, Nikki Sanders, Rhonda Wiedenbeck - Absent, Ron Kelley - Absent, Mario Sanders, Judy Klein, Kris Krueger – Absent  
Others Present – Jenny Logan, unit 346, and Tony Martinelli, Lafollette High School

Peggy moved, Nikki seconded changing the agenda to do Jenny Logan's resident concern first.

Jenny replaced her sliding glass patio door without prior approval, and received a notice. She was unaware she needed to do so. Superintendent has inspected and approved of the installation. Approved post-installation.

Nikki moved, Judy seconded approval of minutes from April meeting, with minor corrections.

Tony Martinelli from Lafollette High School explained the program he works with. It's a city wide program for high school graduates with disabilities to get them experience in the work world. Graduates would work at East Bluff for 20 hours per week (flexible), come with an adult Job Coach and could do many tasks around the complex.

Option 1: 90 day period where the graduates are paid by another agency (i.e. DVR) . After the 90 day period, we would evaluate and decide whether to hire one, both, or neither of the graduates, and the pay, through the 3/31/16 fiscal year.

Option 2: we hire the graduates right away; we pay \$7.25 per hour, and get reimbursed by another agency. After 90 days we would evaluate and decide whether to hire one, both, or neither of the graduates, and the pay, through the 3/31/16 fiscal year.

If we do decide to hire, the Job Coach would continue, as long as graduate is being served by County services. Liability insurance would be covered through MMSD. Tax breaks also for hiring.

DECISION IN CLOSED SESSION: TO PURSUE TWO GRADUATES, 20 HOURS WEEKLY EACH, OPTION 1.

### Resident Concerns:

- #349 provided a letter from Lakeview School – incident happened where a 9 year old was approached by a stranger, and school called police. This occurred corner of Troy and Sherman, and Lakeview is requesting we spread the word to residents. DECISION IN CLOSED SESSION: REQUEST 176 COPIES OF LETTER FROM THE SCHOOL AND DISTRIBUTE TO RESIDENTS
- Received email from someone via the East Bluff website, requesting information on renting unit here. Should we put something on website stating that we don't have anything to do with rentals as the board? DECISION IN CLOSED SESSION: YES. NIKKI WILL UPDATE WEBSITE

- #327 called Fernando about water in basement. Her window was previously cemented in by a professional, but that's not where the water is coming in. She also wants branches to be cut from tree, due to seeds falling. DECISION IN CLOSED SESSION: STAFF SHOULD BUILD UP DIRT / LANDSCAPING AROUND BASE OF THE BUILDING, AND IF THAT DOESN'T WORK, HOMEOWNER SHOULD LET STAFF KNOW, AND WE CAN CONTRACT PROFESSIONAL TO ADVISE NECESSARY ACTIONS.
- #511 – daughter was bit by dog running loose, unleashed. DISCUSSION IN CLOSED SESSION: #511 WAS ENCOURAGED TO CALL CITY OFFICIALS, AND WE WILL PUT SOMETHING INTO JULY NEWSNOTE. WE WILL ALSO SEND OWNER OF THE DOG A “FRIENDLY WARNING LETTER” THAT PEGGY AND RHONDA ARE DRAFTING, REMINDING THEM OF RULES, AND LETTING THEM KNOW THAT IF BOARD MEMBER OR STAFF SEES DOG UNLEASHED, THEY WILL RECEIVE FINE.
- #304 – has tree that East Bluff removed, and would like the stump ground out. DECISION IN CLOSED SESSION: WE WILL REQUEST ESTIMATE FOR COST

**Parking:** No Report

**Superintendent:**

- #524 parking stall has been re-located to 500 lot
- #305 had chipmunks in basement, caused ceiling tiles to fall. She has the tiles, requesting small amount of staff time to install 4-5 tiles. DECISION IN CLOSED SESSION: APPROVED
- #543 – yard was clean on 5/14. City coming to re-inspect next week. If we are charged for the inspections / re-inspections, we will pass the charges onto the homeowner.
- Policy / process change for putting the work list together. DISCUSSION / DECISION IN CLOSED SESSION: WILL BE REQUESTING A “STATE OF EAST BLUFF” REPORT FROM SUPERINTENDENT AT NEXT BOARD MEETING FOR ALL WORK NEEDED.
- Jackson Foote, part time groundskeeper started 5/18
- Tree trimming has been upon request
- Tru Green has been here to spray trees, and will do organic fertilizer in next two weeks. Do we want to go back to non-organic, due to ineffectiveness on weeds? DECISION IN CLOSED SESSION: YES
- Gardner did the overhangs of 501, 536, 305, 304, 232
- Bassett ground tree stumps, and has one left to do
- Shirts / hat uniforms have arrived – purchased 6 sweatshirts, 16 shirts, and 6 hats
- Mario requested a new lawnmower. Board approved up to \$200 to purchase second push mower.
- Still looking for safety training. Fernando will call someone he knows from the state.

**Treasurer:**

1-200:	\$ 0	Checkbook Balance:	\$41,416.51
201-500:	\$942.47	Money Market:	\$83,124.69
501-999:	\$2,313.25	Total:	\$124,541.20
1000+:	\$32,540.29		

**Treasurer Cont:**

Total Past Due: \$35,796.04

Requesting spreadsheet monthly from Treasurer / Bookkeeper

Accountant, Brandon Doenkersgoed, has been very responsive to our questions and concerns.

**Northside Planning Council:**

FEED Info Session – 5/30, 2-3:30

Mad City Bazaar – 1<sup>st</sup> and 3<sup>rd</sup> weekends through September, Fiore shopping center

June 22, Betty Lou Cruise, fundraiser for FEED, \$50 – only 32 spots available

June 27, Northside Independence Day Celebration, 10:30 – 3:30, Warner Park

**Old Business:**

- #519 and #504 we need to have a company come and look at cement in sidewalk, and potential repairs. We would like report from that company of needs throughout the complex, so that we can plan in budget for this cost.
- Picnic Table – approved \$300 or less. Rhonda has done online research, and found several varieties. Mario will go to Menards and if finds one he can transport and put together, and under \$300 will buy it.
- Rain Barrel converter – Mario will find out cost
- Info only: Corrective Actions – New procedures approved at March Board Meeting – aka “friendly warning letter” - Peggy and Rhonda working on letter
- Mario does have approval to determine satellite dish placement
- Hourly flexing of staff doesn't need to be sent to the Board, as long as it is documented. Weekly vacations do.
- Light by the front East Bluff sign at corner of Northport / Sherman – Mario will call electrician to come put light in.

**TABLED UNTIL NEXT MONTH'S MEETING:**

- Changing bylaws regarding renters - Meeting w/Homeowners to change the bylaws regarding renters – Nancy 519 asked and Wayne Nelson 405, brought up ideas. Is this something we need to schedule or do another survey?
- Pre-paid phone for parking issues
- New Ramp – Relook @ March 2015, after we can salt ramp for a winter. (1<sup>st</sup> year no salt, because concrete has to be cured.

**Next Newsnote**

Reminder about dog behavior, and who to call

**Long Term Planning account items to discuss:**

Playground Equipment

Parking Lot Striping