

East Bluff Monthly Board Meeting Minutes
November 28, 2017
6:30-9:30

Present: Wayne Davis, Nikki Sanders, Stacey Jenson, Emily Miota, Lyndsey Winchel (542),
Dennis Kistner (314), Fernando Cano Ospina

Homeowner Concerns

- Dennis (314) - In September, evicted tenant from 314. Tenants had kicked the door out, and he replaced the door. He dropped off the modification request form today. They have completely updated the unit, and plan on putting it on the market. He has submitted two maintenance requests. He believes he is on a list to get a **new sidewalk** to front door. Would like to get clarification on this. His front **stoop** has settled significantly, and it is dangerous. He has submitted two modification requests for this to be fixed in the last two months. Also, stated in his most recent request (11/13) there is a problem with **leaking downspout**, and there is a problem with **external grate** for HVAC unit on second floor. Also has **water coming in his basement**, and has been told that it is because he has built his yard up too much. Mario has brought a contractor over to look at it approximately two weeks ago. Dennis doesn't mind if the flagstones have to be removed. If sidewalk cannot be done quickly, he will need a letter from the Board guaranteeing that it will be done at East Bluff expense for any potential purchaser. He also has some type of **nest** up near the skylight. He is also concerned with **messy yards** here at East Bluff - most pressing is the neighboring unit(s) due to the unit going up for sale.
- Fernando - came to thank the board for our work, and say the staff have been doing a good job
- Unit 406 - owner emailed, requested that we not start the work on her unit until next spring. She will be in town 12/8-12/10, and would like to meet with board, if anyone could be available. Wayne will contact Daisy to set up a time and let us know.

Approval of Agenda and October's Minutes

Emily moved and Stacey seconded

Parking Report

See Attached Report

Superintendent Report

See Attached Report

Treasurer's Report

Past Due Homeowners' Fees

1-200	
201-500	

501-999	
1,000+	
Total	

Total Outstanding from November, 2016:

Checkbook
 Money Market
 Total:

CD

Spreadsheet review - **even** months

Accountant Document Review: May, August, **November**, February

News Note suggestions - leave meeting with suggestions to Kris

For the next News Note:

- List the Project Home website, phone number, and description (suggestion from Fall Meeting)
- Recurring Tip of the month, or seasonal items (suggestion from Fall meeting)
- Tips for landlords - how to ensure you are getting good renters into your property

Old Business

- City Building Project - thanks to staff for working so hard!
- Unit 517 - have we received the registration card?
- Mario's salt spreader request - update
- Great job everyone at the mid year meeting!

Note: In future, when we can, let's plan on all arriving at least 15 minutes before start time for all large group meetings like this

- Online registration form? Update - it has been created and is available online. Nick should be informing people about the form on the website - Emily has told Kris, and will email Nick and Mario.
- Unit 406 request - Wayne's email from 11/28 - Wayne will set up meeting with her for 12/8 - 12/10.

Staff Update

- How is Kris doing with her new projects? Is there any additional support she may need from us?

- Kris has been working on her new projects, and will let us know if she needs help.

New Business

- Northside Planning Council - first meeting tomorrow at 6pm - Goodwill Community Room (group made up of representatives from various northside neighborhoods to come together for a larger purpose and voice). Who would like to go? Wayne will go
- We received a suggestion at the Fall meeting to put our directory online, either instead of, or in addition to the paper directory. Decision? Only provide paper - copies can be provided by the office, if residents need extra copy
- Schedule January Budget meetings
 - 1/9 - budget meeting
 - 1/27 - regular board meeting
 - 1/30 - listening session at Warner Park Center
 - 2/7 - budget meeting

Future Items

- Staff evaluations in January
 - Consider health insurance options for staff
- Include money in budget for seasonal help (spring: landscaping / weeds / mulch / mow)
- Superintendent requesting purchase of leaf vacuum in next budget year
- Schedule a Spring and Fall clean up day - volunteers can help clean out yards for people that are unable to do so. Make the spring day soon after the annual meeting to get the word out
- Review

Closed Session

Adjournment

9:14 - Stacey approved and Nikki seconded

Superintendent Report

Resident concerns

1. Unit 334 water in kitchen/was told call plumber
2. Unit 426 water in basement/did not see signs of water/But will have Zanders take a look

Grounds

1. Northport removed weeds, leaves, hosta and cut bushes and shrubs to ground level.
2. Removed weeds , leaves , hostas at and along wood fence area at end of East Bluff
3. Removed weeds , leaves from Sherman and Troy
4. 200 area we have begun removing leaves and hostas with only two unfinished buildings/221 – 228 , 308 – 305
5. 10 trips city drop off and 6 to the county

Note 75% of leaves have fallen to the ground. We still waiting on Lindens, Oak and some Maples

Buildings

1. Build bins for yard waste and branches and brush
2. Painted 42 fencing panels

Met with Zanders Basement Sol. , Hill Electric , Northside Electric and Fink's Concrete

Also met with At&t, Charter and Dish 5 times this month and one furnace guy.

Parking Report

	200	300	400	500
Warnings	2	0	1	4
Green Stickers	1	0	2	7
City Ticket	0	0	0	1
EB Fine	0	0	0	0
Reg Card	0	0	0	0
Towed	0	0	0	0