**BLUE WATER BOARD MINUTES**

**JULY 23, 2022**

**DANBURY TOWNSHIP HALL**

**9:00 AM**

**PRESENT: Emmett Conway (phone), Bob Dalrymple, John Hatfield, Cindy Staudt, Lou Vitantonio, Linda Wolf, Julie Rogers (APM representative)**

**ABSENT: Jenny Weber**

**CALL TO ORDER: 9:03 AM**

**MINUTES: John Hatfield moved, Lou Vitantonio seconded approval of both the May 7 and June Emergency Board minutes, as corrected. Passed unanimously.**

**FINANCIAL REPORTS: John Hatfield moved, Emmett Conway seconded approval of both the condo and marina June financial reports.**

**SPECIAL ASSESSMENT: Julie Rogers reported 12 owners who still have not paid their quarterly or special assessment dues. Since the letter announcing the special assessment and the quarterly payment listed its due date as July 31st, subsequent calls will be made to those on the list from whom payment is not received or a payment schedule arranged.**

**Currently, $247,690 in condo reserves. John Hatfield will immediately transfer the $15,816 due to reserves from second quarter payments. However, without full owner payments, the reserves will be insufficient to cover Kuzma Construction’s bill for work completed on Building 1 and the deposit to Feasel for fall construction on three buildings. A loan from the marina reserves may be necessary.**

**OLD BUSINESS**

**BUILDING 1: Lou reported that he had talked with owners who still expressed resistance to the required window and slider replacement on the north side of the building. He explained the rationale for replacement and its ties to Blue Water’s success with its lawsuit against Zimmerman. Cindy and Julie shared information regarding individual deck quotes. Lou shared the results of his letter regarding NCX cost concerns. An extended discussion regarding the lawsuit and its participants followed.**

**FALL BUILDING CONSTRUCTION: Three owners have requested window upgrades: 1 in Building 4, 1 in Building 5, and 1 in Building 9. Given the extended lead time for window delivery, the order of buildings on the fall schedule may alter.**

**MAINTENANCE: Julie and Lou updated the Board on their conversations with Shawn regarding his work orders. Julie provided a list of completed items and another with those involving supply issues: garage door weather stripping and trim for Building 1, marina women’s restroom door. Members agreed that continuation of a work order list for Shawn rather than simply individual labor requests should become established practice.**

**NEW BUSINESS**

**RULES REMINDERS/SIGNAGE: Following a brief discussion of rule offenders over the Fourth of July, the Board agreed that in future the secretary should send a reminder to owners regarding dock, pool, and rock regulations, especially in regard to children’s welfare, prior to each of our three main holidays: Memorial Day, Fourth of July, Labor Day.**

**BUILDING 1 WINDOW INSTALLATION COST: Based on the estimates for window installation costs to Building 1 owners who had not initiated these replacements, John Hatfield made a case for a reduction in owner responsibility. Following discussion, the Board requested Julie to seek a revised estimate from Kuzma Construction that separated the outside and inside installation charges prior to the next Board meeting.**

**POOL ISSUES: Julie and Lou shared their follow-up on the recorded pool violations. Both emphasized that Shawn had done nothing wrong. In all but one case, the report reflected either communication issues between the county and the state regarding 2009 equipment replacement or the inspector’s failure to see the full list of test reports on file at the pool. To address the county’s enforcement of water testing every four hours the pool is open, we will need to purchase an automatic chlorinator.**

**TREE REMOVAL/REPLACEMENT: Emmett initiated a discussion regarding tree replacement for the several trees we have removed in the last year, as well as health concerns for two others. The large pine tree beside Building 18 is almost dead and the remaining silver maple between Building 7 and 8 lost a rotted limb in July. He will evaluate both on his next visit and give his recommendation. For future replacement trees, he recommends service berry, buckeye, or dogwood varieties.**

**RESERVE STUDY: Julie announced that the Board should receive a final report on the reserve study within the next month. Fact finding is complete.**

**NEXT MEETING: August 27th, 9 AM Danbury Township Shelter**

**Respectfully Submitted,**

**Cindy Staudt**