**BLUE WATER BOARD OF DIRECTORS SPECIAL MEETING MINUTES**

**DANBURY TOWNSHIP HALL**

**JUNE 9, 2018, 11:00 AM**

**Present: Blue Water Board, Dave Zielinski, John Hatfield, John Shuleva, Warren Will, Connie Conway, Linda Wolf, Cindy Staudt**

**Call to Order: Dave Zielinski called the meeting to order at 11:00 AM following a town hall meeting with 23 home owners.**

**Landscape Issues: In response to owner descriptions of permanent boat staining from cottonwood tree sap and debris, Dave Zielinski moved and Warren Will seconded to remove the two offensive trees in the west marina parking lot as soon as possible. After a brief discussion that included other potential tree-related projects, Warren Will and Connie Conway moved to table the motion pending Associated Property Management securing bids for removal of the marina trees, as well as the large, diseased oak tree just south of the dumpster area. Bids are to include stump grinding.**

**Siding Concerns: In discussion, Board members agreed that at this time the Board’s primary priority should be addressing building maintenance/repair and necessary siding replacement with possible color change a secondary issue. To avoid an additional owner assessment, all members emphasized working within the Treasurer’s existing financial plan that allots $80,000 per year from the reserves so that one fourth of the buildings can be redone as necessary over each of the next four years. Treasurer John Hatfield has agreed to conduct an updated reserve study that includes a line item schedule for repair/replacement once the Board receives the recommendations from engineer Dan Marinucci’s June 22 visit and three quotes secured by Associated Property Management. September of 2018 is the targeted start date for buildings 14, 15, 16, 17, 18 (the five worst buildings).**

**HBB Noise Concerns: To maintain a good neighborly relationship, Board members agreed to take Jim Stewart up on his offer to talk with Jake Shrock about homeowner complaints when music levels exceed legal limits.**

**Marina Project Completion: Dave Zielinski will instruct Associated Property Management to secure bids to replace electrical lines, upgrade rip rap, install sidewalk and necessary landscaping along Buildings Two and Three. Who is responsible for landscaping costs, Blue Water Association or individual owners, has not yet been determined.**

**Meeting adjourned at noon by unanimous consent of board members.**