

2016 Blue Water Spring Newsletter

PRESIDENTS MESSAGE

Dear Blue Water Neighbor,

As we look forward to spring, and the return of fair winds at Blue Water, other happenings of interest are in the making:

Volunteers Needed

Your Board has discussed and agreed that in order to improve communication about Blue Water finances, and help all Blue Water owners become more versed about our condo and marina finances, we are encouraging the development of an ongoing volunteer audit committee to work with the Blue Water Board Treasurer. On a semi-annually (or to be determined) basis, this committee of three (3) people would meet with the treasurer to review Blue Water financial records (excluding private owner records) to answer any questions about how funds are being spent, operating vs. reserve account payments, resolving questions owners may have for the treasurer, etc. The volunteer audit committee would work with the treasurer for the year the treasurer is in his/her position on the Board. With the election of a new Board, the volunteer audit committee could volunteer to continue to assist, or be partially or fully replaced, as determined by the new Board, its treasurer, and the audit committee. The first year would be the exception however, as this would be the start-up year for this committee, and the committee would continue until the next election of the Blue Water Board in May 2017. The committee would be an ongoing committee.

16th Annual Earth Day Is Coming May 14th, 9 am

The Annual Meeting will be on May 14, 2016 at the Lighthouse Resort (Ritzki's) with cocktails at 4pm; meeting from 5 – 7 pm; dinner buffet brought out at 6:45 pm; and doors closing at 9 pm.

Until next time be safe and stay healthy.

Dan Rozko

COMMUNICATION COMMITTEE – CHRIS BURBA

For those of you who may have missed our announcement regarding our new web site, please click on this link to check it out: <http://www.bluewateroh.com/>

The board has begun the process of submitting claims for the repair of our siding, which is showing signs of shrinkage. A class action settlement fund has been established to fund some of these claims. Also, our fifty-year warranty remains intact.

Owners who have any questions at all regarding what is going on at Blue Water, or with your Blue Water board, are encouraged to contact any board member with your questions. If your question deals with an area covered by our various committees, your contact person is as follows: for our siding claims committee, Chris Burba; for our maintenance committee, Dave Zielinski; for financial, John Hatfield; for our landscaping committee, Tom Wylie; for our marina committee, Mike Troncin; for our communication committee, Chris Burba; and for our nominating committee, John Hatfield.

If any resident is interested in participating on any of our committees, please contact the board representative for the committee that you are interested in assisting. Owners' suggestions and comments are always welcome!

FINANCIAL UPDATE – JOHN HATFIELD

The Operating Budget ended the year with nearly a \$7000 loss which is the second year in a row that we have exceeded income. As mentioned previously, there were several extra unanticipated expenses both years. The board is on alert this fiscal year to monitor expenses closely and if we have similar problems, we will have to review our dues structure which has not had a change in over 8 years. In addition, the marina reserve study indicates that long term we will not have enough money to dredge when that time comes (estimated at \$80,000). Since an assessment is not in our vocabulary, we raised the rent for 2016 on the 25 and 30 foot docks \$75 dollars annually. The half docks as we call them had an increase of \$40. The maintenance fee charged to owners also went up due primarily to increased expenditures (roughly \$100). These increases will put the marina financial future in a much better stead.

The board has also revised the financial reporting to include reserve expenditures. We feel this move will give you a more complete view of the financial status of our association. During 2015, we spent nearly \$21,000 in reserves over the intake in that account. We do not anticipate a repeat of a deficit in 2016.

An example of our new format for reserve expenditures is shown on the next page, and will give you an idea of how our new format will look regarding our financial reports.

If you have questions regarding any aspect of these or any financial notes, I would really appreciate you calling me instead of other board members as I am most qualified to answer your questions or I will get the answer for you. dijohnh@gmail.com or 970-468-9284.

Reserve Expenditures

Date	Num	Payee	Memo	Category	Amount	C	Balance
6/9/2015		Opening Balance			180,836.90		180,836.90
6/13/2015		Operating Account	RESERVE STUDY	[Reserve-Assoc.]	-1,287.00		179,549.90
8/9/2015		Operating Account	TENNIS COURT	ADMINISTRATION;Manage...	-12,000.00		167,549.90
8/9/2015		Operating Account	POOL	Capital Maintenance	-9,000.00		158,549.90
8/13/2015	DEP	DEPOSIT	3RD QUARTER DUES	DEPOSIT DUES	15,000.00		173,549.90
8/13/2015		Operating Account	ASPHALT REPAIRS	Capital Maintenance	-6,895.00		166,654.90
9/29/2015		Operating Account	Tennis Court	Capital Maintenance	-12,000.00		154,654.90
9/29/2015		Operating Account	Sealing /crack fill	Capital Maintenance	-6,500.00		148,154.90
10/28/2015		Interest Earned			31.00		148,185.90
10/28/2015		Operating Account	Back flow valves	CAPITAL IMPROVEMENTS...	-9,859.00		138,326.90
10/28/2015		Operating Account	Power wash buildings	Capital Maintenance	-5,650.00		132,676.90
11/13/2015		Operating Account	Repair and caulk buildings	Capital Maintenance	-4,585.00		128,091.90
11/13/2015		Operating Account	Sign Lighting	Capital Maintenance	-5,650.00		122,441.90
12/13/2015		Operating Account	Protected operating loss	ADMINISTRATION;Manage...	-585.08		121,856.82
12/31/2015		Operating Account	4th Quarter dues	DEPOSIT DUES	15,000.00		128,710.82
1/15/2016		Deposit	Repair and caulk buildings	Capital Maintenance	-4,585.00		124,125.82
1/30/2016		Operating Account	1st Quarter dues	DEPOSIT DUES	15,000.00		139,125.82
3/3/2016	DEP	DEPOSIT					

MAINTENANCE COMMITTEE – DAVE ZIELINSKI

It is hard to believe that almost three months of 2016 have already passed. We are gearing up for another of your returns to “the condo”. Before I get too far into this, I must appeal to your volunteer spirit. The maintenance committee lost one of our valued resources, John Shuleva, to a vacant position on the Board. Having said that, I must ask all of you to really consider your skills and willingness to participate as a Maintenance Committee Member.. There is plenty of room on the committee now for your contribution. We do a lot of fun stuff. We evaluate and plan and do and we evaluate and plan and do and we evaluate and plan and do. If you think you are a lot or the least bit interested, please give me a call so we can discuss how you can fit. Our relationship with our new property management firm is settling down and I won't say our efforts are getting easier, but I will say that given all the positive feedback we get, they're becoming more rewarding. Northcoast Property Management has become our partner in keeping Blue Water maintained. If you know of something that needs attention, either let me know or let Kelli Wilson at Northcoast know. Her extension is 101. Her and I talk and compare lists and goals often.

2015, as you know, was a busy year in maintenance. Here is the short list:

- filed our first class action claim on our siding deficiencies
- fixed a tennis court,
- repaired about half the property asphalt
- installed property wide back flow prevention
- installed new controls at the pool
- repaired a portion of the rock wall in the marina
- insulated the utility rooms
- added a basketball court to the tennis area
- added pickle ball lining to the tennis court
- Re-fastened and re-caulked 6 condo buildings
- lighted the entranceway

We ended 2015 with a typical shutting down of the pool, bathrooms and marina and a winterization and now we are planning our re-commissioning and startup. During the winter we excavated and repaired a pretty sizable water line leak underground between the pool and nearby utility room.

The Board is currently considering potentials for 2016 projects. The list is long again, but our conversations are including “needs analysis” and financial justifications and then possibly plans to schedule and contract the services. The candidates currently are:

- Install a new pool filtration system
- Buy new pool umbrellas

- Repaint the pool furniture
- Repair the pool patio concrete
- Crack fill and seal the remainder of the property asphalt,
- Pool and Marina startup
- Wood Timber wall repairs
- Re-painting and re-outfitting the flagpole
- Replacement of the Clean Marina Spill box
- Repair the marina 35 ft dock area riprap and concrete
- Gas lamp repairs or replacement
- Solar motion light at the dumpster
- Touch up the paint on all docks and ramps

Thank you for all your cooperation and support throughout the eight months we worked together in 2015 and I look forward to a sunny, safe, rewarding and prosperous 2016. It will be great to see you back in the NEIGHBORHOOD!.

MARINA COMMITTEE – MIKE TRONCIN

With a much milder winter season than the previous two year's we have endured, spring is sneaking up on us quickly. Soon the docks will be back in the water and the boating season will begin.

The maintenance committee will continue to do repairs as needed and keep our marina one of the nicest on the Erie shore. The Blue Water Marina was recognized at the Cleveland boat show in January for our Clean Marina recertification. A picture from the award ceremony is displayed on our web page.

I hope everyone has a safe and enjoyable boating season this year!

LANDSCAPING COMMITTEE – TOM WYLIE

This spring trees will be planted to replace the trees that were removed last fall and 2 shrubs along Holiday Drive that were damaged. In 2016 we will be reducing chemical lawn treatments from 4 to 3 to help with budget challenges. We are also switching out 1 tree/shrub fertilization for an additional insect spraying to address

mites in burning bushes and crabapple trees. We will monitor the impact of those changes during the year. If you have shrubs that were damaged over the winter please let me know. Your comments and suggestions regarding landscaping are always welcome, please contact Tom Wylie (tew2345@aol.com).

Our 16th Earth Day clean-up will take place on May 14th, starting at 9 am. Please join us for this annual event that helps keep Blue Water looking great. Lunch and refreshments will be served when we finish around 11:30 am – noon.

Dates to Remember:

- Annual Meeting: May 14, 2016; doors open 4 pm
- BW Board Pancake Breakfast; May 30th at 9 am on the pool patio

YOUR BLUE WATER BOARD,

**CHRIS BURBA
JOHN HATFIELD
DAN ROZKO
JOHN SHULEVA
MIKE TRONCIN
TOM WYLIE
DAVE ZIELINSKI**