BLUE WATER BOARD OF DIRECTORS MEETING MINUTES

SUNDAY, JULY 29, 2017

DANBURY TOWNSHIP HALL MEETING ROOM.

Present: Chris Burba, Connie Conway, John Hatfield, John Shuleva, Linda Wolf, Warren Will, Dave Zielinski, Lisa Frisch, 4 Blue Water unit owners.

**Call to Order: Dave Zielinski called the meeting to order at 9:40a.m.**

**Past Meeting Minutes Approval:**

The meeting minutes of 6/11/17 were distributed prior to the meeting. Chris Burba moved and John S. seconded to approve the minutes as presented. Approved.

**Financial Report and Approval:** John Hatfield reviewed the June financial reports. He is working with Lisa to correct several mis-categorizations and also put reserves on July statements. For the condo association, there is one small delinquency of $300. John H. moved and Chris seconded to accept the June report. Motion passed.

**Old Business:**

**Flood Plain** - Changes coming include FEMA flood plain map changes in 2018, banks may not want to release us from flood plain insurance, and the cost of fill in 2018 and other work to be done around Minnich building. Warren moved to pursue a budget estimate for 2018 in the fall meeting, which was seconded. Approved.

**Landscaping**

John S. met with Choice and got estimate for 3 items to be removed @ $1,083. Replacement would be ornamental trees. Mike Griffith is willing to help subsidize the removal of the locust tree @ about $900.

**Maintenance**

Dave asked for his maintenance report to be included with the minutes. (see attachment at end of minutes)

Dave has a quote for $19,640 to make changes per Reserve Study to retaining walls by building 4/5, the area between Wolf/ Harmeyer area and by tennis court. The price for wall by building 1 to be done in 2018 is $22,840 with all walls totaling $42,840. Dave moved to do all wall repair in 2017 and 2018 before spring. The design includes rebar foundation and rebar in a block wall, including re-barred holes filled with concrete. The wall will have rear drainage and decorative inclined cap. John H. seconded. The walls will have the same footprint as the present. Motion passed.

**Pool cap** reset shows $8,000 in reserves. Dave has a quote for $2,930 to remove cap this fall, clean mortar, and reset cap, grout it. Tiles appear to be OK. Dave moved to do the work this fall. John H. seconded. Motion passed.

**Marina--** Dave noted the sinking dock costs came in at $3,200 and electrical work around $1,100 and $250 on paint. He proposed to pay it out of reserves.

 Dock renovations to be started again in 2018, per Reserve Study. We are looking for a contractor.

**Property Management**- Lisa reported that new bank accounts have been opened with 3 accounts, one for operating and two for reserves. John H. to control one reserve account.

 The marina will be open until 10/15, when Jason will lock it.

 July walk-around inspection results. Letters mailed to owners re: dryer vents and garage doors.

 Dumpster quotes—Lisa sent them out. Dave moved to accept Republic contract for $217 and skip recycling and motion seconded. Motion passed.

**New Business:**

 **Financial -** John H sent out reserve studies. John proposed that the attached reserve study be the one used at this stage of the game and moved to approve it which was seconded by Dave.

Discussion followed. Motion passed.

 **Budgets**

The next meeting starts the budgeting process, and next year’s supplier contracts need to be set up. All agreed that we should firm up budgets including Associated’s contract renewal by the 10/21 meeting. Lisa to include budget items on financial reports for operating and reserves.

**Communications.**

Future newsletters were recommended for one in September, following the 9/9 meeting, and then another newsletter in January or early spring.

 Warren provided a dock assignment book to Lisa, showing a few items need updating. Lisa plans to upload them, scan them, and return the book. Material in storage needs to be reviewed and organized with an index.

**Landscaping** – Quotes for tree removal, including locust tree for Mike Griffith, were discussed. John H. moved and Warren 2nd it, to have the tree removed, subject to any owners having an objection to removing it. Timing of removal would be after Labor Day and replaced with ornamental tree. There are a lot of trees needing to be trimmed and removed and budget items to be matched with them. Motion was agreed to be tabled until other owners are consulted. All agreed.

**Marina** --

Dock assignment information could be included on web page for dock owners and say they are not deeded docks. Warren to a draft memo for webpage and review with Lisa. Jason to find another contractor for front wall shore up.

**Certainteed lawsuit**. - Warren to file Building 1 data by the end of August. Linda and Bob Dalrymple to help, but could use additional help.

**Nominating Committee** – Linda Dalrymple was on the committee in the past and is interested in being on it. Declaration calls for it to be staffed by a certain number of people. John H to head up the committee.

**Social Committee** - Linda W. to discuss with Linda Truett about a pizza party they had last year.

Dave Z. moved and Chris B. seconded a motion to adjourn. Passed. The meeting was adjourned at 12:20 p.m.

**Next Meeting/s Scheduled: 09/09, (Budgets prep),**

**10/21 (Budgets finalized)**

BLUE WATER CONDOS AND MARINA MAINTENANCE AND REPAIR

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 **COMPLETED JUNE 11-2017 TO JULY 29-2017**

CONDOMINIUMS:

1. Pool first aid kit replaced ( invoice not received)
2. Pool depth markings repainted( invoice not received)
3. Additional pool fencing prime painted awaiting top coat
4. 110 volt electrical receptacle completed on front lawn ( invoice not received)
5. 110 volt receptacle moved to a safer location at patio ( invoice not received)
6. Warren Will gutter cleaned and now flowing well ( invoice not received)
7. Marge Leibert siding and soffit failure rebuilt ( invoice not received)
8. Repair one pool patio umbrella (done by dpz) free
9. July property inspection

MARINA:

1. Channel marker light rebuilt after springtime storm damage ( invoice not received)
2. All photo eyes maintenance ( invoice not received)
3. Conduit raised from the water at west rental ramp ( invoice not received)
4. Conduit finally connected at east walk ramp ( invoice not received)
5. Conduit connected at dock 26 ( invoice not received)
6. Damaged/Non Code receptacle removed at dock 21( invoice not received)
7. Added **free** rip rap rock at north roadway and on the point $00.00
8. Finally invoiced for sinking dock lift-out and repair and reset. $3200
9. July marina inspection.
10. Flagpole light vandalized and replaced ( invoice not received)