BLUE WATER BOARD OF DIRECTORS MEETING MINUTES

SATURDAY, SEPTEMBER 9, 2017

Approved DANBURY TOWNSHIP HALL MEETING ROOM.

Present: Dave Zielinski, President Chris Burba, Director

Warren Will, Secretary Connie Conway, Director

John Hatfield, Treasurer John Shuleva, Director

Linda Wolf, Director, absent

Jason Penrose, Associated Property Management

Blue Water unit owners, Scott Kelly, Mike Griffith, Jack Resetar, Dan Rozko.

**Call to Order: Dave Zielinski called the meeting to order at 10:18a.m.**

**Past Meeting Minutes Approval:**

Meeting minutes (draft 4) of 7/29 were distributed. Chris Burba made a motion and John S. seconded to approve Chris’ previous Draft 3 version of the minutes. After discussion, Draft 3 was Approved.

**Financial Report and Approval:** John Hatfield reviewed the July financial reports. He made two corrections to reserve numbers and Lisa will correct them on the August report. John recommended we approve the financial statements for July, Dave seconded. Approved.

**Old Business:**

**Rule for Golf Carts** Chris Burbamoved to adopt the rule that he read and include the golf cart inspection sheet. John H. seconded. (Attached below). After discussion, the motion passed. Include in Newsletter and Rulebook.

**Amendment vote status –** Based on returned votes , there are insufficient votes needed for passage of either amendment. Dave moved that voting be closed as of 9/9, & Chris seconded. Passed. The amendments failed.

**Landscaping**

John S. made a motion to remove the locust tree and grind the stump by Mike Griffith’s unit. John H. seconded the motion. After discussion, John S agreed to amend the motion, and Connie seconded to have the work done at Condominium Association expense. The motion as amended, passed.

John discussed the tree trimming exemption process to have owner input on trimming. Owners to give either verbal request or signage to let Choice know what is to be done. John will provide an article in the Newsletter.

Chris proposed to get a standard set of signs, and John S. seconded. Passed. John to discuss trimming with Choice, based on Bob Brady’s complaint about debris, weeds and trimming.

**Maintenance**

Drainage of Building 17, Dave sent photo and Chris moved to spend proposed $2,300 from contractor to fix drainage. John H. seconded it. After discussion, the motion passed. John agreed funding was available.

**Marina--** Dave wants to fix the rip rap and roadway and has a quote to do that as a maintenance item. He moved that we spend the $6,500 vs the maintenance budget of $6,000. Chris seconded it. Passed.

John H. to remove this item from the reserve update for 2018.

**Property Management**- Jason indicated on-line banking procedures are set up for the 4th Q.

The process for reserve transfers will be done by John H. e-mailing Dennis, and he will have Wendy cut the check to move funds.

Jason found dryer vents have not been cleaned. He wants to send a second letter and tell owners that if they don’t clean the vents in 28 days, an association contractor will clean the vents and have the owner billed.

There are about 6 identified garage doors that still haven’t been fixed. Chris indicated a second letter should be sent to identify their intentions. After extensive discussion, about fines, mandatory replacements, and legal requirements, it was agreed to investigate pertinent By-Laws, rules, and other recommendations. Board members would address it before the next meeting and bring back a recommendation on 10/21.

The hose bracket issue to be resolved by sending out a letter, indicating it needs to be rectified imme-diately, and the bill will be sent to the owner. This was moved by Chris and seconded by Dave. Motion passed.

Tuck pointing on patios, will start on 9/11 and the billing will be done directly with owners.

Fogged patio doors have been replaced. A replacement door to be done by a vendor who meets the qualifications for building repairs.

The Opt-in directory was sent to Dave. He found errors that need to be corrected. It needs to be circulated to the Board. Dave requested a different format and Lisa to re-format.

**New Business:**

**Financial -** John H sent out budgets, based on financial statements from Associated. John moved to go forward with a draft of the marina budget, and submit it to all dock owners for approval, seconded by Chris. Amounts for dredging and sidewalk / riprap was put back in the budget for work around building 2.

The flood plain work is budgeted for building 2 and is in the condo budget. Motion passed.

John plans to update condo Reserve Study building maintenance based on work to be done this year.

**Communications.**

The fall newsletter has been drafted and is awaiting updates from John S. for Landscaping and the new golf cart rule. They newsletter will then be forward to APM for distribution.

**Marina** --

Dock 31 / 32 was discussed as to the options for the dock 30 situation. Four options were discussed to offer them to the owner to see what can be a viable solution. Re-configuring the marina could be a long-term solution, but we are looking for a short-term solution. Dave moved to offer options and Warren seconded it. Based on Dave’s list and the ability for the owner to counter with options, the motion Passed. Property Management to send the list out to the owner.

The dock assignments have been recorded and Dave asked Connie to identify any docks that were not recorded.

Warren drafted memo and moved to be put it on the Blue Water webpage.

**Property Management**- Jason reviewed snow plow contract. It was moved to adopt the $125 per push and Dave seconded the motion. Passed. Other contractors are coming in with bids.

It was agreed that the pool should be closed down and drained 100% after Monday, 9/11 with a sign stating it is closed.

**Nominating Committee** – Warren moved to have Linda Dalrymple, Dan Rozko, and Ryan Olney be on the committee, seconded by Dave. Passed. John H to head up the committee.

Warren moved and John S. seconded a motion to adjourn. Passed. The meeting was adjourned at 12:20 p.m.

**Next Meeting/s Scheduled: 10/21 (Budgets finalized)**

**GOLF CART RULE**

The Board approved a new rule for the operation of golf-carts and under-speed vehicles.

“Anyone operating a golf cart, or under-speed vehicle, on the driveways, common elements or limited common elements of Blue Water Condominium or Marina MUST follow and adhere to ALL of the Ohio Revised Code provisions applicable to golf carts and other under-speed vehicles in Ohio.

Your board has adopted all of these provisions as applicable to all golf carts or under-speed vehicles being operated on our private driveways, common elements and limited common elements.”

Per the Golf Cart Under-Speed Vehicle Inspection Sheet, it includes the following:

* Requires valid driver’s license for any

operation of a motor vehicle on public or private property – ORC 4507.02A(1)-4510.12A(1)

* Must be equipped with rear tail lights (only 1 required). ORC 4513.05
* Must have a light to illuminate license plate and make license plate legible from a distance of 50 feet. ORC 4513.05
* Must have at least 1 working brake light. ORC 4513.071
* Must have 2 headlights. ORC4513.04
* Must have a horn. ORC 4513.21
* Must have a rear mirror. ORC 4513.23
* Must have a windshield (glass or safety glass). ORC 4513.24
* Must have directional signals. ORC 4513.261
* Must have brackets for mounting 2 license plates (front and rear). ORC 4503.21