



Blue Water

FALL NEWSLETTER 2016

President's Message

Greetings Blue Water Neighbors,

The summer has flown by quickly. We have enjoyed great weather this summer. I hope everyone has taken advantage of it to pursue your favorite Blue Water activities.

September will be an active month. **The pool will close on September 19th and the pavement on the Blue Water side will be sealed in September.** The sealing will create some logistic challenges so be on the look-out for more details from North Coast regarding the timing and plan. Your patience with this necessary task is appreciated.

Our next board meeting is October 8th at 9:00 am at the Gravel Bar. The first 30 minutes of every board meeting are set aside for owners to discuss issues or concerns regarding Blue Water Condominiums and Marina. This is your official opportunity to communicate with the entire board. We are a diverse community – retirees, active work force participants, year round owners, seasonal owners, weekend owners, etc. so your input is an important part of our process.

The annual meeting is scheduled for May 20th at the CIC. Mark your calendars. There were no volunteers for an owner committee to review our finances so that activity has been put on hold indefinitely. The board will continue monthly reviews of financial reports from our property manager. In addition an independent audit is being performed by our new accounting firm, Cross and Associates in September. Cross will use the last audit as their starting point so it will cover the transition from Continental to North Coast.

Hope you enjoyed your season at Blue Water.

Tom Wylie

COMMUNICATION COMMITTEE – CHRIS BURBA

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. Please see our web site for these contacts. Owners' suggestions and comments are always welcome!

FINANCIAL UPDATE – JOHN HATFIELD

At the last Board meeting we met with our attorney Steve Ott to discuss the proper treatment of reserves. We reviewed all the actions we have taken since I became treasurer and received a full endorsement of all we have done. To review the full report of this meeting, please review the minutes of the August 13 Board meeting on our Blue Water web site.

Speaking of reserves, we have only spent \$4,000 of reserve money YTD. There are two major projects coming up this fall including sealing of Blue water drive and the repair and painting of pool furniture. As you know, every year we put \$60,000 into reserves and I am projecting we will spend under \$40,000 of that. That would mean we will restore the \$20,000 over expenditure last year and the reserve balance should return to the level prior to 2015.

MAINTENANCE COMMITTEE & MARINA COMMITTEE - DAVE ZIELINSKI

As indicated above, please take note of the Blue Water Drive asphalt work being completed September 13, 14 and 15th, and the notice which was sent out by Northcoast in this regard.

LANDSCAPING COMMITTEE – JOHN SHULEVA

While we enjoyed great summer weather, the 22 days of 90° F weather in 2016 has placed unusual stress on our trees and shrubs. We will begin to assess any damage in a walk-thru in early September. When plant replacement is recommended, the goal is to select plant material that has (a) relatively "high" drought tolerance and (b) adds some color to the overall landscape. Suggestions are welcome. A recent project entailed removing "old" plant material along the east side of the pool fence and replacement with knock-out roses and ornamental grasses. The new plantings will help facilitate the pool fence paintings to be scheduled this fall.

Your comments and suggestions regarding landscaping are always welcome, please contact John Shuleva (mjshuleva@hotmail.com).

Dates to Remember:

May 20, 2017 – Our Annual Meeting at CIC

YOUR BLUE WATER BOARD,

Chris Burba	Connie Conway
John Hatfield	John Shuleva
Linda Wolf	Tom Wylie
Dave Zielinski	