**APPROVED**

**BLUE WATER BOARD OF DIRECTORS MEETING MINUTES**

**DANBURY TOWNSHIP HALL**

**AUGUST 18, 2018, 9:00 AM**

**Present: Blue Water Board, Dave Zielinski, John Shuleva, Warren Will, John Hatfield, Connie Conway, Linda Wolf, Cindy Staudt; Associate Property Management Representative, Jason Penrose**

**Call to Order: Dave Zielinski called the meeting to order at 9:00 AM.**

**Approval of Minutes: Connie Conway moved and John Hatfield seconded approval of the July 21, 2018 minutes with corrections. Connie Conway moved and Dave Zielinski seconded approval of the minutes with corrections from the special August 1 meeting with Steve Ott, BW legal counsel, and Dan Marinucci, siding consultant.**

**Financial Report: John Hatfield moved to approve the May, June, and July financial reports with incorporation of changes initiated at May and June meetings. Dave Zielinski seconded. Corrected reports approved unanimously.**

**OLD BUSINESS**

**Communication: Cindy Staudt reminded that newsletter items are due to her August 20. Jason will alert her when final copy is due to APM for distribution to BW residents along with their third quarter dues assessment. Jason reported that 33 residents have responded with directory information.**

**Dave Zielinski suggested that the directory information form be put in the BW website document center for anyone to use for updating. Cindy Staudt will send the form to Ryan Olney for placement on our site.**

**Dave reported that marina safety signs have been posted. Remaining speed limit sign will go where dock renters exit the marina area.**

**Landscape: John Shuleva reported that removal of the two trees in the marina lot and the oak at the south end of BW have been removed. He indicated that the mound from the oak tree removal will require two to three years to settle.**

**Warren Will noted that flowers planted at BW’s entrance have covered the BW sign and lights. He requested that the foliage covering the sign be cut back. Discussion of a future irrigation system for the area also occurred.**

**Maintenance: Dave Zielinski announced an August 20 contractor walk-through for siding repair bids for Buildings 15 and 17. (A later walk-through for Buildings 14 and 11 is also anticipated.) Kuzma Construction and MBG Tusing Construction will participate. Contractors will be asked to submit bids both with and without inclusion of painting. Contractors must meet specifications for Allura siding installation. Bid submission will close on September 3, 2018. The Board will hold a special September 4 conference call at 6:00 PM to approve the winning bid.**

**Start date for the project will be September 8 or later depending on availability of selected contractor. Completion of siding installation is anticipated by the end of December with painting possibly delayed until spring.**

**Discussion of how to select a project manager ended with Dave Zielinski and John Hatfield suggested that the Board offer the position to one of the contractors who didn’t get the bid. Dave also will ask contractors for recommendations for a project manager during the walk-through.**

**Connie Conway moved and Warren Will seconded that we request Steve Ott’s opinion on how best to proceed with any lawsuits before continuing further with Dan Marinucci’s inspection of remaining 12 buildings.**

**Property Management: John Shuleva reported that HBB noise has twice been reported to police who have verified noise levels exceeding 75 decibels. Since HBB’s response has not been satisfactory, John encourages others to call. Officers indicated that documented repeated offenses will be reported for possible prosecution.**

**Jason Penrose reported that letters requesting verification of dock assignment transfers are working. Lisa Frisch reports that title transfers are coming through.**

**Warren Will has agreed to check on the status of BW’s request for a review of the flood plain map as it applies to Buildings 2 and 3.**

**Marina: Dave Zielinski addressed the unacceptability of Meggett’s recent dock work that resulted in paint that failed to set up. Subsequently, paint has been stripped to the primer on affected docks and repainted. APM has sent notices to all dockers requesting notification of any damages by the end of August. Any damage charges will be backed out of the $5,000 still owed to Meggett.**

**NEW BUSINESS**

**Financial Report: John Hatfield presented preliminary budget proposals for the marina and BW associations based on nine-month operations.**

**Communication: Dave Zielinski reported that friends of dock renters were using the pool on one Sunday. To prevent unauthorized use, Danbury police recommend signage that indicates that BW is private property for use of BW owners and their guests. Warren Will moved and John Hatfield seconded that we install private property signs at the entrance to BW, at the path from Shrocks, and near the channel light at the north end of the marina. The motion passed unanimously.**

**Landscape: The Board agreed with Dave Zielinski’s suggestion to get a quote from Choice Lawn Care for removal of Mazuric vines up to three feet away from BW’s fence.**

**Pool: Dave Zielinski reported that although APM had received no response from Ottawa County’s pool inspection, the pool phone box and 110 volt supply need improvements. Gill Electric is to fix the electrical box it improperly installed.**

**Marina: Dave Zielinski and John Hatfield reported that BW 2018 dock rental had decreased, possibly as a result of more owners renting their docks independently at a price below those for the Association’s. No increase in BW 2019 dock rental fees will occur. The rental agreement will be revised, however, to reflect the speed limit change and to emphasize proper use of BW property.**

**Dave Zielinski reported that Shrocks had changed oil on boats in the marina, prompting a discussion of how owners can better assist with maintaining Clean Marina guidelines.**

**Marina Committee: Removal of docks 17-30 for maintenance and painting will occur at the beginning of November. Warren Will indicated that he had talked with Bruce Broeckert about submitting a bid for this work. Dave Zielinski indicated that he preferred using RK Painting in Toledo and circulated a bid he had received for painting. The bid does not include transporting the docks to Toledo.**

**Property Management: Jason Penrose reported that he is securing quotes for the electrical, landscape, and sidewalk work to complete the final phase of the marina project upgrade.**

**Nominating: Warren Will reported that George Jardine had expressed interest in filling Dan Roszko’s vacated position on the Nominating Committee.**

**Social: Linda Wolf reported that she had opened an account for the $270 collected in donations from the 2018 May and July social events. These funds will be used to partially offset costs for next year’s events.**

**Next Meeting: The next meeting will be held at 9:00 AM on Saturday October 20 at Danbury Township Hall.**

**Adjournment: The meeting adjourned at noon by unanimous consent.**