**APPROVED**

**BLUE WATER BOARD OF DIRECTORS MEETING MINUTES**

**DANBURY TOWNSHIP HALL**

**MARCH, 14, 2020**

**Present: Emmett Conway, John Hatfield, John Shuleva, Cindy Staudt, Linda Wolf, Dave Zielinski**

**Absent: Randy Young**

**Call to Order: President Dave Zielinski called the meeting to order at 10:07.**

**OLD BUSINESS:**

**Minutes Approval: Cindy Staudt moved and Emmett Conway seconded to approve the minutes from the October 28, 2019 Board meeting as corrected. Passed unanimously.**

**Financial Report: John Hatfield moved and Dave Zielinski seconded to approve the February 2020 financial report. Passed unanimously.**

**John Hatfield moved and Cindy Staudt seconded to accept the 2019 year-end financial report. John explained that the year-end deficit showing on the report was artificial and reflected APM’s inability to adjust its software to record the transfer of year-end surplus operating funds to the reserve fund without listing them as an expenditure. He expressed his frustration with this recurring confusion. Passed unanimously.**

**Board Replacement: Dave Zielinski welcomed Randy Young as interim board replacement for Jim Pecl.**

**Building Renovation Update: Dave Zielinski reported that Kuzma Construction’s work on Building #15 has been completed and paid. Building #14 is about halfway finished. Rot in chimney and at ground level mulch line were found. However, much less plywood replacement needed than on previous buildings. Blue Water will receive a discount as a result.**

**Landscaping: John Shuleva agreed to fulfill Jim Pec’s former duties as coordinator for landscaping. John will implement Jim’s plans for re-landscaping Buildings #14 and #15 using his Cleveland supplier for ordering and planting. John also will work with Choice to revise Blue Water’s annual mulching plan for this year. To reduce mulch buildup, beds will be raked and existing mulch turned but without new mulch installation. Any financial savings will be applied to landscaping for Buildings #14 and #15.**

**NEW BUSINESS:**

**Building Renovation/Siding Project: Dave Zielinski announced that Shawn Kuzma offered to purchase a lift if we agreed to give Kuzma Construction the contract for the remaining buildings. The Board had no problem continuing with Kuzma Construction under an informal agreement. Emmett Conway noted that without a settlement of the lawsuit against Zimmerman issuing a formal contract is difficult without knowledge of how the Board would alternatively fund the project.**

**John Hatfield presented two reserve studies, using two scenarios for funding the renovation project. One study assumes an $800,000 lawsuit settlement. The other assumes no settlement. After discussion confirming the necessity of the project, Emmett Conway moved and John Shuleva seconded committing to completion of re-siding all buildings regardless of the settlement. Passed unanimously.**

**John Hatfield presented funding options for continuation of the project prior to the conclusion of the Zimmerman lawsuit. Dave Zielinski moved and John Shuleva seconded to pursue a personal investor’s offer to borrow up to $500,000 for this purpose. Passed unanimously.**

**Dave Zielinski presented a proposal from Erie Environmental to do a mold check in all units at a cost of $100 per unit ($5,300 total). Mold issues in Building #15 make this advisable. Emmett Conway moved and Cindy Staudt seconded to approve the proposal. Discussion ensued regarding how to insure access to all units. John Hatfield and APM will coordinate getting keys. Passed unanimously.**

**APM Contract: Dave Zielinski reported meeting with Lisa Frisch in February to present Blue Water’s short list of concerns prior to signing the 2020 contract. Renewal was negotiated without any financial increase for services.**

**Marina: Emmett Conway, Blue Water representative to the Clean Marina Conference, reported that Blue Water received an award and flag for 10 years of certification as a clean marina. The clean marina certificate and flag will be displayed in a case outside the marina restrooms. Emmett shared applicable information from the conference’s insurance panel. Blue Water is “ahead of the game” regarding mandatory liability insurance coverage and in compliance with fire extinguisher regulations.**

**Dave Zielinski asked John Hatfield to review Blue Water liability insurance coverage for both condos and marina with our agent.**

**John Hatfield reported that all thirty-foot docks in the marina already are rented. Only two twenty-five-foot docks are available. Some jet ski docks still are open.**

**Dave Zielinski noted that as a result of inspection of the docks on the 2020 maintenance cycle, we may be able to forego their painting for a year.**

**Nominating: John Hatfield reported that Jenny Weber has agreed to serve on the Blue Water Board. She has previous board experience, although not with HOAs.**

**Rules and Handbook Revisions: Dave Zielinski reviewed 2020 updates to the Blue Water Rules and Handbook. Emmett Conway moved and John Shuleva seconded to accept the changes. Passed unanimously. Dave will send the updated version for publication on the Blue Water website.**

**Zoning Violation: Dave Zielinski reported that as a result of a Blue Water resident’s inquiry into Camp Runinmuck’s use of 2x4s to prop up a chicken wire trellis along its property line, the Danbury Township Zoning Board investigated and sent a permit violation warning to the Camp. The inspector also noted a number of other zoning violations.**

**Next Meeting: May 9, 2020 at 8:00 AM in Danbury Township Hall. (Now changed to a conference call in compliance with COVID-19 restrictions.)**

**Adjournment: Meeting adjourned at 1:00 by unanimous consent.**