**APPROVED**

**BLUE WATER BOARD OF DIRECTORS MEETING MINUTES**

**DANBURY TOWNSHIP HALL SHELTER**

**JUNE 13, 2020**

**Present: Emmett Conway, John Hatfield, John Shuleva, Cindy Staudt, Jenny Weber, Linda Wolf, Randy Young**

**Management Representative, Julie Rogers**

**Guests, Bob Dalrymple, Jack Resetar**

**Call to Order: President Cindy Staudt called the meeting to order at 8:58.**

**OLD BUSINESS:**

**Minutes Approval: Cindy Staudt moved and Emmett Conway seconded that the minutes for the May 9 meeting be deferred for a later email vote.**

**Financial Report: John Hatfield moved and Randy Young seconded approval of the May financial report. John noted that the Choice landscaping cleanup contract should be split between spring and fall.**

**Landscaping: John Shuleva reported that landscaping is complete around buildings #14 and #15. Total cost was $1,650. John Shuleva moved and John Hatfield seconded approval of invoice. Passed unanimously. Cindy Staudt reported that she had authorized Choice to patch and seed lawn areas around these buildings. Resetars have agreed to water once the grass is planted.**

**Pool Opening: President Cindy Staudt announced the Blue Water pool will open today at 1:00 PM. She provided an update that indicated the guidelines Blue Water is following to comply with the State of Ohio mandates for operating pools similar to ours. An email memo of the guidelines has been sent to all Blue Water owners. Repeat violations will result in pool closure.**

1. **Pool occupancy, including the fenced pool deck area, has been limited to a maximum of 15 people.**
2. **Separate entrance and exit gates have been marked. Gate signage lists the operative guidelines for pool usage. Both gates have hand sanitizer stations.**
3. **All furniture and umbrellas have been removed from the fenced pool area. Residents may bring their own chairs, providing they take them home when they leave the pool area.**
4. **Ribbons attached to the fencing that surrounds the pool area will designate appropriate 6-foot social distancing. Pool users must respect these when setting up their chairs or when swimming in the pool.**

**Additionally, a sanitizer sprayer will be located on the Blue Water patio. Signs on each table direct that those using a patio table and chairs must sanitize them after their use.**

**Julie Rogers verified that sanitizer has been sent directly to Shawn Kuzma. Sanitizer stands are on back order. Bottles will be zip-tied to the pool gates in the interim.**

**Mold Inspection: John Hatfield reported that the mold inspection was successful. No black or other harmful mold was found in any of the 39 units tested.**

**Maintenance: Julie Rogers shared an estimate for replacement and painting of an owner’s garage door who has ignored three previous letters over a span of more than a year asking that door dent and peeling paint be addressed. Emmett Conway moved and John Shuleva seconded that if no action occurred immediately, APM should have the door replaced at owner’s expense. Passed unanimously.**

**Emmett Conway reminded Julie Rogers to get a price quote for asphalt resealing for Parkside Drive.**

**Julie Rogers noted that she had called ODNR about the dead tree along the Mazuric fence-line that threatens Buildings #2 and #3.**

**Marina: John Hatfield reported that all the docks in the marina are now rented. Julie Rogers reported that Aqua Doc was called to treat for weeds.**

**Annual Meeting: Cindy Staudt shared the boxed lunch menu that Runinmuck will cater at the Danbury Township Shelter for the July 11 annual meeting. Sign in will begin at 10:30 with the business meeting at 11:00. Lunch will commence at 12:30. Cost will be $16 which includes dessert and beverages.**

**NEW BUSINESS:**

**Building Renovation Report: John Hatfield updated board members about financing for the building renovation project. He presented two reserve studies, one assuming an $800,000 settlement from the Zimmerman lawsuit; the other if no settlement occurred. Regardless, of the outcome, Blue Water is continuing with the project (two buildings in fall 2020) and most likely will need to start drawing on the loan we have accepted from an owner before the end of the year. Receipt of the remaining $72,000 from the Certainteed settlement would defer the need for the loan until 2021.**

**Maintenance:**

**Julie Rogers reported that an owner in building #3 had expressed concern about the safety of the stairs between buildings #2 and #3. Cindy Staudt asked that Shawn Kuzma present an estimate for stair repair and one for concrete stair or ramp replacement.**

**John Hatfield reported that buildings #2 and #3 needed gravel backfill as result of erosion from the marina. This is a priority to prevent water in their crawl spaces. Julie will get an estimate from Shawn Kuzma for the project.**

**Cindy Staudt reported that Shawn Kuzma will commence gutter cleaning and roof vent checks in the next few weeks, following the cottonwood shedding.**

**Blue Water Homeowners Directory: John Hatfield reported that several recent owners had asked for a new print directory of homeowners. John Hatfield moved and Jenny Weber seconded that a notice to owners requesting directory information go out with the annual meeting materials. Owners can return a form to opt-out of inclusion in the directory. Those currently listed in the directory will be automatically included unless they return the opt-out form. Passed unanimously.**

**Memorials for Deceased Board Members: Emmett Conway moved and Cindy Staudt seconded that we purchase brass plaques honoring Jim Pecl and Dave Zielinski for their dedication to Blue Water and its owners. Emmett has offered to oversee the project and presented plaque options. Passed unanimously.**

**Adjournment: Members unanimously agreed to adjourn at 10:17 AM.**