APPROVED

BLUE WATER BOARD MEETING MINUTES

AUGUST 15, 2020

DANBURY TOWNSHIP SHELTER

Board Members in attendance: Cindy Staudt, Emmett Conway, Bob Dalrymple, John Hatfield, John Shuleva, Linda Wolfe, and Jenny Weber APM Rep: Julie Rogers Guest: Shawn Kuzma Contractor

Open Forum for owners: Cindy shared a letter from Jim and Lynn Minnich to the board, thanking the board for the improvements to the marina.

President Cindy S called the meeting to order at 9:01 am.

**Election of Secretary**: Due to an increase in family obligations for Linda Wolfe, Cindy S. nominated Jenny Weber to take over Secretary duties. She then moved to elect Jenny, Emmett 2nd the motion, motion carried.

**Approval of May and July Minutes**: Cindy moved that the May and July minutes be approved as most recently updated. John H. 2nd motion, motion carried.

**Financials** – John Hatfield. John’s only comment on the July finance reports received was a 2019 marina bad debt of $1500, which he explained had been paid. John H. moved that the July finance reports be accepted, Bob D. 2nd motion, motion carried.

**Contractor Project Report** – Shawn Kuzma. Shawn started to discuss the ongoing projects.

**Bob D.** questioned whether the stacked stone in the newly redone units was the right product for the application. His concern was for the inside corners in respect to being exposed to the weather. Shawn explained that no covering is waterproof – that comes from proper installation of Tyvek, flashing, and window tape. The stone selected was suggested by Dan Maranucci – he showed a sample of the stone – it has a stainless steel backing so it won’t rot off the wall.

**Bob** then brought up owner issues with the latest building completed and the fact that there were a number of items on a punch list that have not been addressed – he said “I would like to see things taken care of with no excuses of being busy.” Shawn replied that some items require a lift and some trim pieces will need to be ordered with the next building’s siding order (more economical). Bob and Shawn agreed to meet after the meeting to discuss more particulars.

**Shawn** asked the board if when he uncovers rot going forward – is he to still contact Erie Environmental for testing (lawsuit documentation incl. pictures and samples for mold testing). After member discussion it was decided that Shawn would document by taking photos and sending to Steve Ott, Dan Maranucci, and Cindy Staudt. Bob D. asked to be added to that email group. Bob also requested a copy of all the data collected thus far. Emmett asked which building needs to be addressed next – cosmetically speaking – Shawn replied #18, and rot wise? Shawn replied All!

**Bob** asked that it be verified that Blue Water has a copy of all the info that was submitted for the lawsuit. Julie and Cindy both said they work on that.

**Emmett** asked Shawn what the plan is for the next building – Shawn hopes to start on building 18 end of Sept early Oct. He would like to order supplies soon so that the product is here when he is ready. He needs to have all the supplies for a whole side before he begins removing the old siding etc. The lead time of supplies is double what it has been.

**Shawn** was questioned whether bushes would be removed during the residing – it was decided to do whatever needs to be done for access. He would like to meet with John S. to look at plants as they are now.

**Shawn** was questioned about the gas lamp by building 16 that had been run over. It needs a new lamp and top – the driver’s insurance will buy a complete light which can then be used for pieces and parts. The lamp by tennis court needs a new post. Owners near the tennis courts have reported smelling gas – perhaps there is another lamp with an unlit mantle.

**Shawn** turned in an estimate for the new stone cap and installation of a steel pole by John H.’s condo and the gas light so things could be ordered and repaired, a total of $1960.00. Emmett moved that the estimate be approved, Bob 2nd, motion carried. Shawn also turned in an estimate for tree trimming for $2200. John H. moved that the estimate be approved, John S. 2nd, motion carried.

Cindy thanked Shawn for coming.

Maintenance – Cindy S.

**Kaiser** garage door issue, he painted water base paint over oil base paint and it is bubbling and peeling. Cindy suggested that he needs to be educated as to the proper process for painting his garage door. Julie said that in the latest letter sent it said that the door needed to be sanded and primed before being painted. Cindy asked that a copy of all correspondence with an owner be sent to all board members.

**Jason** – on his last walk through found issue with out of date information and faded words on the info sheets for the marina and trash. Julie said that new laminated sheets were coming.

**Resealing Parkside** – Julie said that she is still waiting for quotes. Bob said that with alligatoring up near road – more than sealing may be needed and we should get a suggestion from the company giving quotes. Julie was asked to please send the name of the companies that were being asked for quotes.

**Gravel** was placed under building 3 to maintain its above-the-flood-plain status.

**Gutters** were cleaned again – Shawn said that the gutters have leaf guards and shouldn’t be removed because they don’t go back on very well. Problems are often doves that are building nests in the corners. Any gutter problems between regular cleanings should be reported to APM at which point Shawn will check for nests and plants growing in the gutters.

**Marina Road Safety Concerns** – Bush has been pulled by Bldg 1, yield sign installed, watch for pedestrians sign installed.

**Choice** landscaping came out on Wednesday to check between buildings 2 and 3. Julie to notify Choice to put down fill dirt and grass seed in the fall.

**Unit 568** Parkside– issue with ivy (English and poison) growing onto the patio – owner has not addressed issue- it was suggested to get a quote from Casey to spray and kill everything this fall and replant in spring.

**Marina** – Emmett.

Swim Ladders – Julie will get quotes this week.

Backflow Assemblies – the marina was written up by the county due to 7 missing assemblies. John purchased and replaced the missing ones. Jenny suggested educating the dock owners and renters of their importance. John said he put signs on the new ones he installed. All of our backflow preventers are inspected yearly per county law.

**Annual Meeting** – Cindy. Scheduled for Saturday August 29 at 9 am in the common area by pool. Cindy requested a microphone or something. Julie suggested bullhorn, or her sister may have a karaoke machine that can be used as a microphone. After the meeting Cindy would like to send out a follow-up annual meeting summary email to all owners. She would like to send out an email to all owners Wed Aug 26 as a reminder for the meeting, letting them know the pool will be closed form 9am – 11 am, to bring a mask, and a lawn chair. Members discussed whether to invite Steve Ott, decided not to invite since Julie can oversee the election.

**Memorial Plaques – Emmett. –** Julie found a different company out of Massillon that makes a 5x8 plaque. Emmett asked that the one for Dave have 3/16” counter sink screw holes predrilled. He has a 54” sandstone block to be placed by marina for Dave’s, can serve as a seat. A stake will be used for Jim’s.

**Directory** – Julie. Julie will update old directory information from website and create a new document. She will make printed copies for the membership meeting and put it on the website.

**Trash** – Julie. Republic contract was not renewed and has been canceled effective mid September. We will have an extra dumpster for Labor Day weekend. Lake will begin mid September.

NEW BUSINESS

Financial Report – John H. We currently have $135,000 in reserves and will have $150,000 after the next HOA fee payments. The $72,000 from Certainteed is expected by the end of the year. The marina has $40,000 in reserves which we are legally able to borrow from and have done so in the past. John stated that he feels that we have enough $ to commit to 2 buildings, since we could borrow from the marina if needed. John S. mentioned that with the lead times being so delayed that we probably wouldn’t have to pay for the product for the 2nd building until after Jan. 1st and the next payment to the reserves. Cindy added that when Shawn committed to our project he committed to holding the price steady for 4 years and committing to Blue Water only during the fall and spring. Bob D. voiced that he is against doing more than the 1 building this fall, since there is no guarantee that we will receive any additional money from Certainteed. He also thinks that the asphalt is a bigger problem and needs to be addressed immediately. John H. said there is $10,000 in the budget for that. Bob would also like to resolve the use of stone and the new vinyl. He feels it was “illegally” installed, without the vote of the owners. John H. responded that the board voted to approve the changes in the exterior. Steve Ott had advised that the board could vote since there was not assessment for the change and member vote was therefore not needed.

Cindy said that Shawn and the board had made an informal commitment to 2 buildings in the fall and a 4plex in the spring. Emmett voiced concern that the reserves will be depleted at $80,000 each. Cindy found a copy of the letter she received from Certainteed with the checks received last fall – stating that it was the 1st payment of 50% of claim amount. The 2nd payment would be made at the end of the claim period which was August 20, 2020. There is no mention of “if there is remaining money.” John H. suggested that we move forward, if the money comes in great – if not we may have to start a line of credit in January. Cindy moved that we commit to residing buildings 18 and 5 this fall. John H. 2nd motion. 5 ayes and 2 nays – motion approved. Bob then asked if we retain any labor $ from being paid out until totally satisfied with job. Cindy replied no, since we have a contract for more buildings to be done.

Bob voiced his concern about the decrease in reserve with our older property and that anything could happen. Cindy said she would call Warren Will to alert him that he may receive checks from Certainteed since he did so in the fall even though he notified that Cindy should now receive checks.

Landscaping – Some of the new plants are dying around the newly resided buildings, an arborvitae, and a hydrangea. It was suggested that with any new buildings being sided that mulch be laid down next spring and summer and the plants be installed next Sept/Oct.

Marina – Appearance of political signs in the marina. There are different rules for signage for condos and the marina. John H. asked if we can adopt the same sign rules for the marina, Julie said since the boats are private property we can’t say you can’t have flags etc on them. John H. said he was going to speak with the kids of the elderly owner of the boat that was sporting the Trump and US flags in the marina about taking them down, but they didn’t come this week. It was suggested to not approach them and ask them to take them down as that could open an even larger can of worms. Members discussed putting a guideline in the marina rules about putting flags up after leaving marina – decided to table matter for now.

John H. moved meeting be adjourned, John S. 2nd, motion carried. Meeting adjourned at 10:54.

Respectfully submitted,

Jenny Weber Secretary