

St Clair Terraces Condo Association  
Meeting Minutes April 16, 2019 7pm  
Whiskey Six Back Room, City of Grosse Pointe

Call to Order: 7:07 pm

Attendance: Susan Swickard, Rosie Gerlach, Phil Gerlach, Judy Burton, Betty Smith, Bob Felix, Pat McClary, Elaine Madigan.

Open Forum: Co-Owner's Remarks - limit to 3 minutes

Elaine Madigan presented the following to the Board:

- Leak in basement – Reported to Manager's Office requesting service
- Gas Fireplace, thinks chimney missing cap and screen; had birds trapped in chimney; reported to Management Office; cleaning is responsibility of owners; if cap and screen is in place recent replacements show that earlier installations were not sufficient and the spaces that did prevent squirrels but too large allowing easy access by birds. Will have service response to check.
- Requesting overgrown arborvitaes be removed and downspouts and extensions for rain and melting snow/ice be checked for positioning away from sidewalks and foundations; Phil Gerlach also requested that center gangly tall trees be removed.

Phil and Rose Gerlach – Submitted complaint and concern that they were not notified of removal of damaged dumpster at Maumee, replacing it with one of the two dumpsters positioned in the center of the back drive. Further stated that a second dumpster was needed immediately to accommodate the center courtyard. – The Maumee dumpster was split with garbage coming through onto the drive; city was notified after they completed their pickup and said they didn't have a truck to haul the damaged one. However, they did in fact take it away in short time. A new one would require up to two weeks.

The trucks backing in are very close to the temporary construction fence and stairs to the deck stairs facing the driveway.

There was lengthy discussion about location of dumpsters and pickup with concern that after the back drive is replaced; there is interest in restricting heavy/large trucks from accessing the back drive. Recommendations include a previous recommendation to close off St. Clair, move bins and dumpsters to Maumee entrance and enclose trash service facing city property for their easy access. Board is arranging a meeting to discuss options with City's DPW Director Pete Randazzo.

The driveway will be resurfaced after the DPW project is complete and at that time decisions will be finalized about the St Clair entrance issues.

March 19, 2019 Minutes were approved; Betty Smith made a motion; Susan Swickard was second.

March Financials were approved; Betty Smith made a motion; Judy Burton was second.

### Seasonal Contracts:

Marshall for fertilizing and lawn treatments. - in place.

Cleanouts - Front - Checking for schedule; spring?- Not yet, waiting for landscape contract.

Basins - Rear – The one back of drive at north corner that curves toward St. Clair will be repaired.

Lawn Service – Ron Tygenski pending proof of insurance.

Ivy and Vines – Work with Lawn Service to remove/keep it from growing. None will be allowed on exteriors of buildings..

Removal of wood chips and fill in at site of elm tree removal – not recommended for gardens; work with lawn service to remove so it does not impair lawn cutting and service.

Back Drive Sweep – New service approved for spring and fall; will try to schedule one when demolition and fencing is completed.

Sprinklers – Approved LBI

Gutter cleaning post spring, late summer and late fall – postponed until tree seeds and buds stop falling.

Chimney cover/Screen - was installed.

Parking Stickers for Owners. Discussion about identifying vehicles in back drive as owners. Long term and overnight parking are a violation. Cars left parked give the appearance that the driveway (which is private property) is open to vehicle and foot traffic and attracts attention to “unattended” vehicles, garage doors and courtyards. Owners will initially receive a warning; vehicles not displaying the SCT parking tag and chronic violators will be subject to placement of a violation sticker that is hard to remove, followed by penalty.

Welcome Packet and Letter – Betty Smith presented a GP Chamber of Commerce welcome packet and letter and owner’s information sheet for new owners. Board is working on communication to Board of Realtors in our area to start a connection

between interested/new owners and St. Clair Terraces Condo living including placement of signs.

Old Business:

Board approved and presented (available on our website) the guidelines for the back-door entry and storm door.

DPW Site – Info will be distributed by GPCity or Board – flyer door to door or our e-mail to owners.

Legal Fees 2018: Mainly Delinquent accounts and legal action and rewrite of bylaws; part of fees charged to Association for delinquencies and legal/court fees are returned to Association when settled. There were five (5) incidents of delinquency started or completed in 2018. We also requested opinion on “eminent domain” and matters related to the City’s DPW project; receive opinions on matters related to the by-law project specifically common and limited common elements, information gathering and options regarding owner challenges to by-laws and rules and regulations.

There are matters under review about travel, meeting and communication charges; the Board is setting meeting to discuss resolution.

2019 Second Amended Master Deed, By-laws and Table of Contents – Draft uploaded on St. Clair Terraces Condo Association website for owner review and feedback.

Bob Felix talked about the continued concerns of vehicles coming in from St. Clair and driving over the lawn; an issue that will be addressed when the Board replaces the back drive.

Meeting adjourned – 8:32 p.m.

**Next Meeting, Tuesday, May 21, 2019 7 p.m.**

Whiskey Six Tavern Backroom – St. Clair at Kercheval

**Annual Meeting, New Date - Tuesday, June 25, 2019**

Whiskey Six Tavern Backroom – St. Clair at Kercheval

Pizza, Salad and Soft Drinks 6 p.m.

Starts at 6:30 with regular meeting; then Election of Board members

Announcement of New Board and first meeting at 7 p.m.