St. Clair Terraces Condo Association -Minutes

City of Grosse Pointe Municipal Building January 16, 2018 - 7:00 p.m.

Meeting called to order at 7 p.m.

Present: Pat McClary, Betty Smith, Judy Burton, Rosie Gerlach, Kitty Swickard, board members

Mickey Rumic-Cox and Dale Cox, owners

Open Forum: Co-owner Remarks - limited to 3 minutes.

Judy Burton showed plans to replace back door, with a brown steel multi-paned door. Approved, 5-0

Dale Cox said he is replacing windows and asked about expedited approval outside the meeting dates, if necessary. Smith said she would send him guidelines on window replacement and board would review his proposal sent to them via email.

Review and Approval of Previous Minutes – November and December 2017. Motion by Betty, seconded by Judy minutes approved

Review and Approval of Financials – November and December 2017. Motion by Betty, seconded by Rose approved financials for Nov and Dec.

Reserve study - McClary explained that Reserve Advisors of Milwaukee planned to begin to study our property in January, but there may be a delay until a break in the weather as indicated in proposal.

She listed the projects we would like Reserve Advisors to evaluate and asked for additions and corrections. The combined “custom” list currently includes black top rear drive, tuck pointing, hydrants for courtyards, trees, grounds handyman, foundations, electricity, basins in back drive, porches, Maumee entrance pillar, charging stations. cleaning up wires and conduits on back of building, “bulging walls in small and large courtyard, catch basins in rear (must be done by city).

Dale Cox expressed interest in finding a solution to the tangled wires and conduits on the back of the building. He was asked to submit his proposal to Board for review to find solutions that could be evaluated and funded.

Old Business: Reviewed Snow Removal Service. Excessive salt has been addressed and waiting to hear what options are.

New Business: Discussion about bylaw for rental/lease of units. Board will be reviewing extension of current 2011 bylaw with attorney and bring to co-owners. Report of recent move-out of one tenant who moved out on a sub-zero day and turned off the furnace led to a third-floor bathroom water supply pipe breaking and causing damage on all levels. Repair is ongoing.

Next meeting 7 p.m. Tuesday, February 20, 2017 (Notice that May meeting date will be changed due to availability of the room).

8:12 meeting adjourned