ST. CLAIR TERRACES CONDOMINIUM ASSOCIATION

Agenda for 7:30 p.m. Jan. 25, 2022

ZOOM LINK on email to co-owners

**BETTY SMITH,** president, presiding

CALL TO ORDER: 7:34 p.m.

ATTENDING:

Co-owners: Pat McClary, Bob Felix, Terri Simon, Shaun Simon, Cheri Carleton, Tina Pesek

Board: Betty Smith, Kitty/Susan Swickard, Joe Ervin, Crystal Crawford. Bryan Lane excused.

MINUTES of Oct. 26. *Approval tabled until minutes are shown.*

FINANCIAL REPORTS **BETTY SMITH**

Annual budget and $1,500 assessment.

Smith explained the rationale for a $1,500 assessment for 2022, with payments final by Nov. 30, and all proceeds going to the roof fund. Information and coupons will be coming from Southeastern Management Co.

Cheri Carleton discussed a variance in the 2021 budget amounts and expenditures especially in the area of landscaping. She recommended aligning budget and expenditures more closely and discussed the importance of continuing to invest in the repair and reconstruction of the building.

*From the executive committee minutes of Dec. 20, 2021:* The Board met on Dec. 20 regarding 2022 budget. Motion by Smith, seconded by Lane, to repeat for 2022 the 2021 dues of $164,650, and to impose an assessment of $1,500 to go exclusively to roof fund, with an assessment of this amount each year to be expected until a new roof is built in approximately 2025. Yes, Lane, Swickard, Ervin, Crawford.

Electric vehicle charging station **JOE ERVIN**

Ervin discussed the request by co-owner Maggie Greene to install a Level 2 electric vehicle charging station in a garage and the ensuing research through DTE, electricians, the City of Grosse Pointe. The Board and Greene agreed that she may install a charging station in one of the 3 garage bays in the condominium and may cover the entire cost. This would be the template for approving/managing EV charging stations in the other 2 garage bays eventually. A provision in the new upcoming bylaws would allow Greene to recover 1/6th of the cost of her basic EV station investment from each of the other 5 co-owners of garages in the bay where she owns a garage, if and when those co-owners apply to install EV charging stations.

*From the executive committee minutes of Dec. 20, 2021:* Request for EV charger, information for new bylaws. On Dec. 20, the Board voted 4-0 to permit Maggie Greene (520) to install an EV charging station and to cover the cost. If she can come up with language to have herself reimbursed by future EV owners, the board will look at that. The contractor will be J.W. Shaw, Bob Felix the local point person. Motion to approve by Lane, second by Swickard. Votes yes: Lane, Swickard, Ervin, Crawford. Since then, the reiumbursal language has been written and sent to the lawyer for consideration in the new bylaws in progress.

Tuckpointing **BETTY SMITH**

Top Hat Masonry finished tuckpointing finished for the season in December with a new list to be developed in the spring.

Drainage **KITTY SWICKARD**

In October, Swickard, Lane and Smith surveyed downspout extensions and splash blocks for obvious splits, holes, disconnects. In December, Matt Colson finished repairing and extending in 18 areas and added splashblocks. The city has recommended extensions be at least 8 feet and we did that where we could. There is a new city ordinance requiring downspouts that go to the perimeter of the buildings be disconnected. We still have 3 of those and will work on them in the spring.

The Board asked Soulliere Landscaping to bid on replacement of a cracked slab of concrete behind 492, and to recommend solutions to negative grading in several areas throughout the condominium (including a window well and drainage solution behind 490). The bids came in this week and the Board will be considering contracts. We invited 4 companies to bid and this was the only one that responded. They have built several patios in St. Clair Terraces.

Bylaws **SWICKARD**

The Board has finished reviewing the proposed new bylaws and has sent combined comments to our attorney Tracy Danner-Bond. She will consider and incorporate those comments, have a meeting with the Board, send a revised version. That version can go to co-owners for vote. Danner-Bond will create a guide to the proposed new bylaws and help with the voting process.

General updates **SMITH**

Co-owner modification requests: Simon, 486, windows; Muldowney, 490, windows, garage door; Zurek, 508, AC.

Condo garage returned to Association use.

Observing Pointe Landscaping and snow services.

Ongoing items

* Contact list for emergency access.
* Survey unused satellite dishes
* Conclusion water meter pit question, how to care for them
* Widen curve on St. Clair driveway
* Install security cameras in back driveway
* Repair spigot in front of 17121, repair spigot in front of 508 and add water line and faucet behind 508
* Remove raised soil bed under deck at 486
* Evaluate porches

8:29 p.m. Swickard made a motion to adjourn, Ervin seconded, approved 3-0, Swickard, Crawford, Ervin.