**AGENDA**

April 21, 2019, St. Clair Terraces Condominium Association, phone meeting

**CALL TO ORDER:** 7:06 p.m.

Attending

For the Board: Phil Gerlach, Betty Smith, Elaine Madigan, Dale Cox, Kitty Swickard

Co-owners: Joe Ervin, Pat McClary, Bob Felix, Rose Gerlach, Buffy Ervin, Sally Abdella, Brad Birch, Nancy Ziemski

**MINUTES** of Feb. 18, 2019. Motion by Madigan to approve, vote 4-0.

**FINANCIAL REPORTS** March. Motion by Madigan to approve, vote 4-0.

**DISCUSSION:** Commemorative stone, Maumee and St. Clair (Smith)

Believes that the bushes have grown too large and they could be trimmed or some removed. Suggests people look at the area and bring ideas.

**PRESIDENT’S REPORT** (Gerlach)

Discussion of $169,000 budget, recent walkaround to prioritize repairs, targeting items in the Reserve Study for attention and following Reserve Study guidelines for setting aside $35,000 for the roof reserve fund.

Top priorities are projects with safety concerns:

- Rebuild bracing at top of passageway to larger back courtyard.

- Fill holes in the driveway.

- Investigate leaning chimney at 490 (Madigan).

- Repair downspouts, extensions, splash pads, gutters.

Spring contracts: Our attorney has clarified a provision in the Bylaws about voting outside a meeting. If the Board agrees, this is how we may be able to finalize spring contracts between the lifting of the stay-at-home order and outdoor work season.

In progress:

DTE projects, sprinkler repair, grass or sod, hedge repair. (Nobody is responding to our inquiries. Will have to wait until stay-at-home order is lifted.)

City’s DPW Building: No answer yet on when they will finish.

Modification process: There is confusion about the process for co-owners to request a modification of the exterior. Board is working on a new modification form to help co-owners and Board navigate requests and will send out explanation soon.

**NEW BUSINESS** (Gerlach)

- Modification AC surround, 492, Ziemski . Motion by Madigan to approve with the addition that, in accordance with the Bylaws, she is responsible for the upkeep of the surround and so are potential buyers. Vote 4-0.

- Modification back dooryard cleanup, 492, Ziemski. Motion by Madigan to approve with the same caveat as above. Vote 4-0.

- Oriel roof repair for bid, 492, Ziemski.

- 1 bid asphalt replacement

- Leaning chimney, 490, Madigan

- Large courtyard walls, quote requested for repair of top

- Tom has a handyman for various jobs here, including downspouts, extensions, splash blocks

- Planning to repair baffle in gutter above front door, 484, Gordon-Reno

- It is possible that the annual meeting could be delayed until fall as our attorney said many other condos are doing that this year. Will revisit question at May meeting.

**OLD BUSINESS (**Gerlach)

- Driveway curb, no good and economical solution found yet.

- Leak fixed at 494

**CO-OWNER COMMENTS:** (3 minutes each)

Joe Ervin: Expresses affection for this condo, gratitude for work of co-owners and Board, wants to work together.

Pat McClary: Thanks Gerlach for receiving her letter sent to all co-owners, understands a response is being worked on.

Sally Abdella: Plans to replace AC surround and change house numbers. Says no basement leak since downspout extension was reconnected.

Brad Birch: Cedes time to Joe Ervin.

Bob Felix: Supports large rocks in short side of driveway to keep vehicles off grass. Questions Board’s executive committee meetings.

Nancy Ziemski: Connected late, asks about her modification requests.

**ADJOURN. 7:51 p.m.** Motion by Smith to adjourn. Vote 4-0.

**NEXT MEETINGS**: May 19, 7 p.m.