

EXECUTIVE COMMITTEE TOPICS 2020

Actions taken outside a meeting indicated in red.

MARCH

March 2, 9:30 a.m.: Gerlach's condo. Gerlach, Smith, Swickard. Cox on the phone. Discussion priorities for spring contracts. Conversation included chimneys, injecting elms, tuckpointing, cleaning up satellite dish visual clutter.

March 5, 9 a.m.: Walking. Gerlach, Smith, Cox, Sabella. Walked the property and developed list of needs.

March 13, 9 a.m.: Phone. Gerlach, Smith, Madigan, Cox, Swickard. Discussed spreadsheet of needs and priorities developed by Cox in consultation with Gerlach and Smith.

March 31, 10 a.m.: Phone. Gerlach, Smith, Madigan, Cox, Swickard. DTE update, projects for bid, idea for weekly letter with one topic each issue, discussion on what is required for proof of ownership to qualify for voting in annual meeting.

APRIL

April 13, 10 a.m.: Phone. Gerlach, Smith, Madigan, Cox, Swickard. Discuss mechanics of next week's board meeting. Format for modification forms needs revision.

April 20, 1 p.m.: Phone. Gerlach, Smith, Madigan, Cox, Swickard. Describe lawn and snow contracts, asphalt bid, roof repair bid at Ziemiński, legal opinion arrives about voting on spring contract outside a meeting.

April 21, 10 a.m.: Phone. Gerlach, Smith, Madigan, Cox, Swickard. Preview/revise agenda and discussion of 7 p.m. board meeting and mechanics of phone call.

April 27, 10 a.m.: Phone. Gerlach, Smith, Madigan, Cox, Swickard. View/ explain contracts on combining snow and landscaping. 5 consents are to vote outside a monthly meeting are received in accordance with legal opinion.

April 28, 5 p.m.: In side driveway. Gerlach, Smith, Madigan, Cox, Swickard. Introduce Douglas Nichol of Ground Control. Discuss side driveway hardscape, bushes torn by DTE on Maumee.

April 29, 10 a.m.: Phone. Gerlach, Smith, Madigan, Cox, Swickard. Description of all snow-landscape bids. **Motion by Smith to accept Ground Control bid.**

Motion carries 4-0. Smith, Madigan, Swickard, Cox yes.

MAY

May 5, 9:30 a.m.: Phone. Gerlach, Smith, Madigan, Cox, Swickard. Discussions on charter for a committee on long-range capital improvements planning, modification forms, standard brown paint color, DTE work, Aladdin Co., chimney and walls quote by the end of the week, no estimate yet from Ground Control on side drive, standards for back entry doors, plumber needed for low pressure at outside front spigot – Middleton, discussion with city regarding garbage and DTE, notes of executive committee meetings needed, issues about overgrown arborvitaes in large back courtyard corner, Materna modification request to install wood AC surround, spending accounted for in assessment made in mid-2018, seasonal contractors, seasonal gutter cleaning, seasonal sewer cleaning, tree injections, a Home Front topic about fines and warnings.

Motion by Smith to approve Materna's modification request to build a wood lattice screen around her AC. Discussion by Cox that small courtyard should use greenery for visual unity in small space. Motion carries 3-1. Smith, Madigan, Swickard, yes. Cox no.

May 12, 10 a.m.: Phone. Gerlach, Smith, Madigan, Cox, Swickard.

Discussion of:

Modification request, Jim Morris, 472, AC installation; 2 tree and previous water concerns issues at 508, paint colors regarding one garage and trim on one door, standard for replacement back doors, timing of annual meeting and social distancing.

May 19, 9:30 a.m.: Phone. Gerlach, Smith, Madigan, Cox, Swickard. Review, refine agenda for 7 p.m. Meeting.

May 26, 9:30 a.m.: Phone. Gerlach, Smith, Madigan, Cox, Swickard.

Weeds, little courtyard, section bare ground, sprinkler repair, Ground Control, DTE sod, checking Marshall contract and Ground Control contract on weeds. Election, bushes at the rock, general small back courtyard.

1. Discuss Morris modification request AC Condenser in small back courtyard, 472 St. Clair.

Motion to approve by Smith. 2nd Madigan, vote 3-1 to approve. Smith, Madigan, Swickard yes, Cox no.

June 3, email: Motion by Swickard to change the Rule on trash and recycling to require that all items, including cardboard, be placed inside the bins and dumpsters. Motion by Swickard to approve. 2nd Madigan, vote 4-0 to approve. Smith, Madigan, Swickard, Cox, yes.

The night before pickup, cardboard may be placed next to the recycling bins, cut up and flattened. Household items that will not fit into the dumpster may be placed beside the dumpster the night before pickup. Items placed on the curb for arranged city pickup may stay there only on the day of pickup.

Kitty

The full rule would be this:

All items must go inside the recycling bins and trash dumpsters. If the bins and dumpsters are full, the items need to be stored in your garage or house, to be brought out the night before recycling and trash pickup.

The recycling bins aren't large enough to hold all of the cardboard we have, therefore, cardboard needs to be stored inside your garage or house to be brought out the night before pickup (usually Sunday) and placed, flattened and cut up, beside the recycling bins after the bins are full. Styrofoam goes in the trash dumpster.

If the trash dumpster is too full for small furniture and household items, these can be taken to the curbs at Maumee and St. Clair at dusk the night before recycling (usually Sunday) for the city to pick up in the morning. For larger items, such as furniture, contact the city at 313-885-5800 and arrange for pickup time and location. The city will charge a fee. The items may be outside only on the day arranged for pickup.

Trash and recycling is picked up Mondays except holidays. Grosse Pointe City's policy on trash removal is on their website. The city's list of what is recycled also is on the website and attached here.

Contractor debris shall not be placed in the trash dumpsters. Contractors shall remove construction debris and are responsible for disposing of it. The City adds a fee to the condo's water bill if contractor debris is in the dumpsters. The condo association will bill the responsible condo owner for the removal of the debris or for the reimbursement of the city's charge.

Lawn bags may be taken to the curb at Maumee on the night before leaf/plants pickup, usually Sunday.

June 16, 11 a.m.: Courtyard. Gerlach, Smith, Madigan, Cox, Swickard.

Topics: Pillar and talks with city. Garbage cans and placement for center area.

Parking after 5 p.m. Modification form for replacement shrubs at entrance to front of south courtyard. Motion and vote at next meeting. Water service to outside at 508. Artificial greens idea at 484. Update on DTE repairs. Issues at 516. Water in small courtyard. Water costs. Building Infrastructure Committee. Quote on removing bushes from memorial rock and repairing former perennial garden at 17129, elm injections, chimneys and walls, Ground Control bid on cleaning gutters, driveway bid and idea of annual seal coat, new rule needed on socializing on roof.

June 25, 2020, 8 p.m. large back courtyard

Gerlach, Smith, Madigan Cox, Swickard

- Motion by Dale Cox to retain the offices of the previous term, second by Madigan. Vote by acclamation to approve.

- Discussion topics: Building infrastructure committee, special meeting, summer projects, summer schedule.

- Adjourn: 8:45 p.m.

July 13, 2020, email, conversation, viewing and signing modification forms

Approval of Crawford modification request to install new garage door. Approved 5-0 with specification that it be painted approved brown. Gerlach, Smith, Madigan, Swickard, Cox, yes.

Aug. 14, 2020, 10:30 a.m. back courtyard

Gerlach, Smith, Cox, Swickard

Topics: financial report and cash flow, Top Hat brickwork contract, AC surrounds and steps, garage door, meeting with Tracy Danner-Bond

Aug. 17, 2020, 10 a.m. back courtyard

Gerlach, Smith, Cox, Madigan, Swickard

- Smith modification request for new back door approved 5-0. Gerlach, Smith, Cox, Madigan, Swickard, yes.

Topics: update Top Hat Construction, column, roof review in Sept., cars in driveway, uniformity of fronts, State Contractors, Pesek AC surround

Sept. 4, 2020, 9:30 a.m., back courtyard

Attending: Gerlach, Smith, Cox, Madigan, Swickard

Topics: Ivy and other vines, AC surrounds, garage doors, porch lights, lawn/snow contract, side drive, meetings schedule, washing cars

Sept. 9, 2020. Motions and votes on email.

- Motion by Swickard to allow removal of excess hydrangea roots from south front courtyard for transplant elsewhere. 2nd by Gerlach.

Vote 3-0 to approve. Swickard, Gerlach, Cox, yes

- Motion by Swickard to allow removal of excess daylilies from south front courtyard to offer for transplant elsewhere. 2nd by Gerlach.

Vote 3-0 to approve. Swickard, Gerlach, Cox, yes.

- Motion to permit rearranging existing plantings in front of 476 to make more symmetrical. OK with Jim Alle. 2nd by Gerlach.

Vote 3-0 to approve. Swickard, Gerlach, Cox, yes.

In addition, Judy Burton requested permission to have a Cabi sales party with her daughter in the large back courtyard next Sunday afternoon. Gerlach, Cox, Madigan, Swickard agreed without a motion.

Sept. 14, 2020. 3 p.m., back courtyard. Attending: Gerlach, Smith, Madigan, Swickard, Cox. Prep/agenda for 9/14 meeting.

Sept 28, 2020. 10 a.m., back courtyard.

Attending: Gerlach, Smith, Madigan, Swickard, Cox. Topics: sensor on light in back courtyard, caulking on Duralast by Bruttell, chimney work, surround on AC compressor, idea for quarterly meetings, lawn contract, boiler inspections, parking along St. Clair. Discussion on consents to continue to vote outside a monthly meeting past the spring contracts period.

Oct. 3, 2020. Unanimous agreement to continue to vote outside a monthly meeting. Consents attached to minutes pdf.

Oct. 6, 2020. 10 a.m., back courtyard. Attending: Gerlach, Smith, Madigan, Swickard, Cox. Discussion of final report of bylaws committee. Report sent to Tracy Danner-Bond, attorney on the bylaws.

Oct. 12, 2020. 10 a.m., phone call. Attending: Gerlach, Smith, Madigan, Swickard, Cox. **Vote to require annual inspection of boilers, furnaces and water heaters. Motion by Gerlach, 2nd by Smith. Gerlach, Smith, Madigan, Swickard, Cox, yes.**

Oct. 13, 2020. 10 a.m. zoom. Attending: Gerlach, Smith, Madigan, Swickard, Cox. Meeting with Tracy Danner-Bond on final report of bylaws committee.

Oct. 19, 2020. 9:45 a.m. phone call. Attending: Gerlach, Smith, Swickard. Discussion of agenda items for 10/20 meeting. Statement of cash flow, fall cleanup, garbage surrounds, fence, chimneys, new owner inspections requiring brickwork, projects for next year.

Nov. 3, 2020. 10 a.m. phone call. Attending: Tom Sabella, Gerlach, Smith, Madigan, Swickard, Cox. Discussion on proposed budget for 2021.

Nov. 17, 2020 2:30 p.m. phone call. Attending: Gerlach, Smith, Madigan, Swickard, Cox. Discussion on proposed 2021 budget.

Nov. 23, 2020 10:30 a.m. phone call. Attending: Gerlach, Smith, Madigan, Swickard, Cox. Discussion on proposed 2021 budget, special assessment review, brick work, roofing, Mainline work at Jones, parking in driveway.

Dec. 2, 2020 10 a.m. phone call. Attending: Gerlach, Smith, Madigan, Swickard, Cox. Discussion on shed roofs, fence along driveway, landscape contract. **Motion by Smith to accept a \$1,600 bid by Anchor Fence Co. to build a stockade fence to replace the chain-link fence along the Maumee end of the driveway. 2nd by Madigan. Vote 5-0 to approve. Gerlach, Smith, Madigan, Swickard, Cox, yes.**