July 16, 2019, 7 p.m. Whiskey 6

Minutes, St. Clair Terraces Condominium Association

*Note: The secretary did not record the names of those making and seconding motions and the time of adjournment. Will do better next month.*

**ATTENDING:**

**CO-OWNERS:** Gary Bigwood, Bob Felix, Maggie Greene, Rosie Gerlach, Judy Burton, Linda Birch, Brad Birch, Pat McClary, Judy Materna

**BOARD CO-OWNERS:** Betty Smith, Kitty Swickard, Dale Cox, Phil Gerlach, Elaine Madigan

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

**Brad Birch:**

- Asked about bids on wall repair

- Said porch in back of 510 and 512 slopes toward the house. Gerlach said he will get inspection/recommendation.

-Plans new AC compressor in the next week, installed on top of deck. Gerlach said to submit modification form, drawing.

- Requested investigation of repeated water backup in 522. Gerlach agreed.

**Pat McClary:**

- Reported 4 deteriorating cinder blocks in basement of 510. Inspection promised.

Judy Materna:

- Reported 2 deteriorating cinderblocks in basement of 17111. Inspection promised.

**MINUTES**

- Review of minutes of May 21, 2019. Approved 4-0

(Note: There was an agenda for June 25 regular meeting but no meeting)

**FINANCIAL REPORTS**

- Review, approve financial reports. Accepted 4-0.

**NEW BUSINESS**

- SETTLEMENT OFFER on foreclosure at 472. Attorney recommends approval. Discussion. Gerlach said he is delaying a motion until he gets written verification from attorney that this offer will not preclude further monies to association from this action. Cox recommends learning how the payment is enforced -- is it a court order?

- PAYMENT to Richard Wagner, $4,777 to settle invoices. Discussion. Motion Swickard. Approved 3-1, Cox no.

- DISCUSSION OF LEANING BRICK PILLAR, driveway Maumee entrance, fix or demolish. Gerlach suggested getting prices for repair and demolition. Cox said the pillar is toast. Bigwood said the pillar cannot be demolished without a 2/3rds vote of the co-owners according to bylaws: Item tabled for research: estimates, bylaws.

- RULES AND REGULATIONS UPDATE. Gerlach suggested a committee to update bylaws, add, subtract and maybe change the tone. Betty Smith and Brad Birch volunteered. Motion to approve this committee, carried 5-0.

- BYLAWS UPDATE. Gerlach reported that previous board made progress, new board and owners will start project again in August. He suggested Maggie Greene on a committee to lead conversations and frame issues for discussion by everybody on the more complex aspects of proposed bylaws including use of the common element, drainage related to gardens, patios and downspouts.. Dale made a motion to appoint Greene, carried 5-0.

**PRESIDENT’S REPORT**

- BOARD ORGANIZATIONAL MEETING: Phil Gerlach described developments at board’s organizational meeting of June 27, resignation of Rosie Gerlach, appointment of Phil Gerlach, election of officers. Officers are: Phil Gerlach, president; Betty Smith, vice president; Elaine Madigan, treasurer and communications; Kitty Swickard, secretary. Pat McClary suggested that the procedure should have been as it was when Peter Polasek resigned.

- TOTAL ROOF ESTIMATE FROM BRUTELL. Gerlach spoke with Tom Sabella last week about increasing amounts of money on roof repairs and suggested getting a good ballpark idea from Brutell Roofing Co. of what an entire new roof costs and to start building it into the budget. Bigwood suggested relying on estimates in reserve study. Greene suggested if the cost is more than the reserve study estimated, we want to know. Green suggested finding out what it would cost to make the roof last 25 yrs. In light of Sabella’s information that the repair costs are escalating, then Gerlach suggested a guestimate what cost of repairs would be during the next 3-5 years. Discussion.

- BID $19,000 on one wall. Discussion, item tabled for more information on bids on other walls.

- DRAINAGE SURVEY. Betty Smith suggested a draining survey. She said she is researching civil engineers and has found expensive estimates. Her thought is that is cheaper to change direction of water than make foundation repair. She is not ready to report. Tabled for more information.

- CONTRACTOR ESTIMATES: Gerlach floated the idea of helping owners get estimates for repairs that are their responsibility, such as window caulking. Discussion, no action.

- CONTACT WITH TOM SABELLA: Regarding repairs of gutters behind 492 and 490, back of 500, front of 500.

Contact with owners and Tom Sabella about leaks at 492, 494. Water through drain at 500, (co-owner hired plumber to videoed 125’, found no obstruction.)

**OLD BUSINESS**

- Lawn Busters sprinkler timing. Betty Smith reported that the sensor needs replacing and one is ordered.

- From June agenda: Tree report. Betty Smith. Split in tree in front of 500, Norwegian maple. A friend said that it could be drilled, bolted, cabled. Tabled, no action.

- From June agenda: Window repair. Request for repair, glazing/caulking original windows (and painting when condo painting is scheduled, 506. Will get it scheduled, Gerlach.

From June agenda: Tina Pesek, new owner of 17129 Maumee, reported deterioration of shed in small back courtyard. Noted.

- Email approval by board, 4-0: Owner request to replace yews in front of 494.

**REMINDERS and DISCUSSION**

- Parking in driveway. Discussion.

- Repair of porches and steps. Discussion.

- Parking. Gerlach said he spoke with police chief about parking. Chief said he could designate the street parking by the condos for residents only with temporary parking for contractors and something like a guest pass for visitors. Discussion.

**ADJOURN.** About 8:35, 4-0

**NEXT MEETINGS**: Aug. 20, Sept. 17, Oct. 16, Nov. 19, Dec. 17, 7 p.m. Whiskey 6