

St Clair Terraces Condominium  
Meeting Agenda January 15, 2019 7 pm  
City of Grosse Pointe Municipal Building

Call to Order: 7:02 p.m.

Attendance: Pat McClary, Judy Burton, Betty Felix, Kitty Swickard, Rosie Gerlach, Bob Felix, Phil Gerlach, DeNesha Crawford, Jackie Pradko

Open Forum: Co-Owners Remarks Only- Limited to 3 minutes.

Jackie Pradko questioned by-laws on replacing original windows. Board said windows have never been replaced by association. Replacing windows is the co-owners responsibility and must be board approved for style, color, and contractor etc.

Bob Felix suggested to install 3 large boulders to prevent grass from getting torn up from big trucks and large vehicles that go through our St Clair entrance. He is investigating cost and will report back to the board.

Suggestion- All service trucks must come and go from the Maumee entrance/exit.

Discussion and Update – To vote in elections and on special issues, co-owners dues must be current.

Review and Approval of Previous Minutes- November 27, 2018. Betty motioned, Kitty second

Review and Approval of Financials- November 2018 , Betty motioned, Kitty second

Review and Approval of Financials –December 2018. Judy motioned. Rosie second.

**Confirmed Approvals for Service Required since November meeting**

1. Trim and thin trees (part of tree proposal in reserve study) – Maumee
2. 492 St. Clair - roof leak issue and address downspout to right-side chimney, remove shingles and counter flashings, install ice/water shield membrane exposed areas, install close matching shingles to perimeter of chimney where removed, seal tie-ins between new and existing shingles, fabricate and install new chimney counter flashings; clean all debris from work site and dispose at legal landfill.

Photograph Property: Tom Sabella seeking photography services to document property before demolition and construction begins.

Trash Collection: Discussion about requesting options from City for DPW services during the construction and following the replacement of our back drive; the intent to restricting large vehicles on our private drive.

Parking: We consider issuing stickers/decals for owner/resident vehicles listed on owner's form to identify vehicles parked in the drive; will help to identify owner if restricted parking during the construction requires that a car be moved.

Materials used on exterior walls – Reportedly Grosse Pointe City shared information that they will make every effort to avoid cheap for the new construction of the DPW building.

By-laws Update and Owners Information Sheets: Owners must be filled out completely to be eligible to vote in elections or on special issues. Please fill in owner's information sheets and return to Southeastern Management.

**St. Clair Terrace Condos – Website:** A big thanks to Betty Smith for her interest, energy and attentiveness to developing and maintaining the St. Clair Terrace Condos Website. Forms, By-laws and Rules and Regulations, notices, minutes and all information will be posted for easy, all-in-one place access. It's a living document and Betty continues to make improvements. Please let Betty know if you have questions or simply tell her what your experience is when using it. Betty has very generously given her own time to do this and there is no cost to the Association for providing this service.

Meeting Adjourned: @ 8:35 p.m.

Next Meeting: 7 pm, February 19

To access our website, type **stclairterraces.org** into the “address bar”