**MINUTES**

DEC. 17, 2019, 7 p.m. Whiskey 6, St. Clair Terraces Condominium Association

**ATTENDING:**

CO-OWNERS: Bob Felix

BOARD: Betty Smith presiding

Kitty Swickard, Elaine Madigan, Dale Cox. (Phil Gerlach excused)

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

**CO-OWNER COMMENTS**

- Bob Felix. Requested reimbursement of $195 for repair of original garage door. Motion to approve by Swickard, Vote 3-0.

- Felix asked about bids on curb. Cox said none yet, will get in the spring.

**MINUTES** of Nov. 19, 2019.

Motion to approve by Madigan. Vote 3-0.

**FINANCIAL REPORTS** of Nov. 1-30. Motion to accept by Swickard. Vote 3-0.

**NEW BUSINES** (Smith)

- Roof reserve. $35,000 transferred into roof reserve Dec. 16.

- Proposed additions to rules and regulations from bylaws committee. (Smith).

Motion by Cox to accept, minus a proposed prohibition on car washing. Vote 3-0.

Motion to change “seasonal” to “decorative” in description of approved flags in back. Vote 3-0.

New additions to rules and regs:

**LIMIT HEIGHT OF SHRUBS/BUSHES:**

Keep shrubs and bushes to 4 feet maximum.

**AC CAMOUFLAGE:** Board approves design, size, materials, placement. Co-owner installs and maintains.

Use plantings (primarily arborvitaes) or dark brown lattice enclosure.

To give uniformity to condo exterior appearance.

**STATUARY** (BACK OR FRONT DOORS)

Board approves design, size, materials and placement. Co-owner installs and maintains.

Recommended materials: Cement, terra cotta, marble. Modest size, conservative design.

**DECORATIVE FLAGS** (back doors only): Board approves design, size, materials, placement. Co-owner installs and maintains.

**NO INVASIVE PLANTS:** This includes mint, trumpet vine and ivies. However, these plants are allowed in containers.

**FOUNDATION PLANTINGS** - yews - are consistent throughout the complex. Any changes   to existing landscaping (bushes, shrubs, trees, ground cover) must receive Board's approval

- Smith is interested in a study of the market value of units as city DPW building is going up. She is having an updated set of professional photos made, making a survey of selling prices before and after with the goal of having property taxes decreased if the property has lost value.

**OLD BUSINESS (**Smith)

- Final fall fix-up repairs by co-owners, Pradko door arrived.

- Filling trench at elm removal site on hold until spring.

- Repairs after DTE work on hold until spring. Several concrete projects remain.

**REAL ESTATE** updates (Smith)

Members noticed a real estate sign in the window at 472. Madigan motion to approve placement of for-sale in the ground there, provided the window sign is taken down. Vote 3-0. (Learned that owner had submitted a request for in-ground sign to a board member earlier on Dec. 17on email and request was not noticed until later.)

**ADJOURN. 7:37** p.m. Motion to adjourn by Swickard. Vote 3-0

**NEXT MEETINGS**: Jan. 21, Feb. 18, March 17, April 21, May 19, 7 p.m. Whiskey 6