

MINUTES

La Croft Condominium Association
Special Board of Directors Meeting
(continuation of March 14 meeting)
March 23, 2023
8:30 a.m.
Via Zoom

Present: Steve Waterbury, President; Doug Walker, Vice-President; Sue Conway, Secretary; Carl Weiss, Treasurer; Diane Herder

Absent: Paula Silver

Resident Manager: Scott Richards

LANDSCAPE & ARCHITECTURE COMMITTEE REPORT (Doug Walker, Chair)

Elevators. Doug will follow up on Michaela Watson's response to his letter of March 13 regarding the solid state elevator starter, hydraulic oil tank, car guides, ceiling light, and maintenance records. Scott to call Ms. Watson asap regarding elevator door closing issues.

Foundation Stabilization. Three grouting proposals have been received for the foundation stabilization project. The Spence bid has not yet been received and a reminder will be sent. Meanwhile, we will discuss with Soils & Structures the micropile solution recommended by Keller.

Plumbing Project. The last stack of this year's plumbing project (05 units) is underway. The 09 units are finished, and the first inspection of the 02 stack is now completed with wallboard and two coats of drywall applied.

Landscaping. An overpayment of \$7820 to Site Planning will be applied to this year's street side landscaping cost. Meanwhile, Diane offered to contact Lois Bolhouse regarding planting of flowers at the entry sign and along the driveway.

Assistance for Scott Richards. Diane will follow up with individuals who have been contacted as possible assistants for Scott but who have not yet responded.

Sewer and Drain Cleaning. The price quote received from Charlevoix Sewer and Drain Cleaning is \$450 per sewer line. Scott to confirm whether this includes all horizontal lines, including those located under the concrete slabs. Ground water drains may be a source of undermining the retaining walls and should also be inspected as part of the stabilization project. Estimated cost is \$2500 – 3000.

FINANCE COMMITTEE REPORT UPDATE (Carl Weiss, Chair)

Carl presented the preliminary fiscal 2023-2024 budget for action by the Board. If approved, first quarter assessments in May will reflect the new dues structure previously discussed that eliminates pooled and special reserves in favor of a single reserve collection. Following discussion, Steve Waterbury moved for adoption of the proposed preliminary budget subject to minor revisions as necessary before being finalized. The **MOTION** was seconded by Doug and approved unanimously.

NEW BOARD MEETING SCHEDULE

It was **MOVED** by Carl, seconded by Steve, and unanimously agreed to move the monthly Board meeting to the second Friday of each month at 8:30 a.m. beginning with the May meeting.

ADJOURNMENT

At the conclusion of business, the meeting was adjourned followed by a short executive session to discuss upcoming board vacancies.

Executive Session Action.

Following discussion, a MOTION by Carl to appoint Anita Laurila to fill the current vacancy on the La Croft Board of Directors created by the resignation of Steve Trecha, was seconded by Sue and unanimously approved. The appointment will be in effect until the 2023 Annual Owners Meeting during which an election will be held to fill the remaining two years of Steve's term. Paula will notify Anita who is expected to accept the appointment.

Respectfully Submitted,

Sue O. Conway, Secretary

