

MINUTES

La Croft Condominium Association
Board of Directors Meeting
July 14, 2023
8:30 a.m.
Via Zoom

Present: Steve Waterbury, President; Doug Walker, Vice-President; Sue Conway, Secretary; Carl Weiss, Treasurer; Diane Herder; Anita Laurila, Paula Silver.

Absent: None

Resident Manager: Scott Richards

MINUTES OF PRIOR MEETING

A **MOTION** by Carl, seconded by Diane, to adopt the minutes of the June 9, 2023 meeting was unanimously approved.

FOLLOW UP DISCUSSION OF OWNERS MEETING

Sue to provide the Board a list of the concerns by owners during the owner question and answer period at the July 1 annual meeting. Paula suggested a process whereby owners are encouraged to submit maintenance requests and other concerns by email or otherwise in writing to Scott who will provide them to the L&A Committee for discussion and, when appropriate, discussion at a Board meeting. Paula will prepare an e-blast describing this procedure so that matters can be handled without waiting for the annual owners' meeting.

LANDSCAPE & ARCHITECTURE COMMITTEE REPORT (Doug Walker, Chair)

Doug reported the following:

- No response yet from Otis to the termination letter. Carl received a late notice on the billing from Otis and has responded
- Doug to follow up on status of the contract with Spence Brothers.
- Dryer vent problem in one unit has been fixed.
- Patio and fire pit pricing has been received from Site Planning but needs to be voted on by owners. This will be pursued later this year or at the next owners meeting.

- Doug directed Scott to obtain additional information from Charlevoix Drain regarding the storm drain issue. This must be resolved before the balcony stabilization project can commence.
- Site Planning did not assess us an additional charge for the changes to the beach access stairway.
- Unit 405 has requested that the Association clean the staining on the lake side of their unit which has an unenclosed balcony. The cost is \$250. The Board agreed that the cleaning is on the long-range plan for next year when the entire building will be pressure washed.
- Doug confirmed that Site Planning has completed Phase 2 of the 3-year landscaping program, Scott has checked the work, and the bill can be paid.

FINANCE COMMITTEE REPORT (Carl Weiss, Treasurer)

- It was agreed to hold off the e-blast to owners regarding the additional assessment (amount and due date) until a contract has been received and reviewed.
- The water and sewer bill will be checked to ensure we are not paying sewage costs for pool water that is not discharged into the sewage system.

RESIDENT MANAGER REPORT

Scott reported that there will be three trash pickups during Venetian week as La Croft is expected to be very full. He also noted that weeds are a problem on the west side lawn. Site Planning will be notified.

OTHER OLD AND NEW BUSINESS

City Electrician. Charlevoix City Electrician John Griffin met with Diane Herder and others recently. There will be one or 2 charging stations placed on Mason Street, and the lighting along West Dixon will be replaced, probably next year.

Flowers. We need a system for ordering and planting flowers each spring. Anita and Diane volunteered to help with this. One or both will attend the next L&A meeting to discuss.

Bikes. Diane reported that all unclaimed bikes have been removed from the bike storage room. Thirty have been transported for donation to Rainbow House and we are holding five (5) bikes for one week as we seek their owners. There are four (4) unregistered bikes with no stickers.

Electric Bikes. We are continuing to research solutions for the potential hazards caused by electric bike batteries. We currently have five (5) E-bikes at La Croft and plan to adopt a moratorium on any additional e-bikes as well as rules regarding storage and use on the premises. Paula moved to table any action on rules for e-bikes until the next meeting where we will also ratify the moratorium. The motion was seconded and passed with no objections.

Joan Pierce E-Mail. Steve will prepare a response to the questions and concerns about the balcony stabilization project raised in a recent e-mail from Joan Pierce.

Upcoming Expenditures. A Motion by Anita was seconded and unanimously approved to authorize the following purchases:

- New printer for Scott's computer;
- Atrial External Defibrillator (AED) for La Croft (\$1599 plus tax);
- Two silver-colored message boards -- one for the north lobby and one for the main lobby and a new roster of owners for the main lobby at an estimated total cost of \$1200.

ADJOURNMENT

All business of the meeting having been concluded, the meeting was adjourned at approximately 10:15 a.m.

Respectfully Submitted,

Sue O. Conway
Secretary