

## MINUTES

La Croft Condominium Association  
Board of Directors Meeting  
February 9, 2024  
8:30 a.m.  
Via Zoom

**Call to Order:** President Steve Waterbury called the Board meeting to order at 8:30 a.m.

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

**Absent:** None

**Resident Manager:** Scott Richards.

**MINUTES OF JANUARY 12, 2024 MEETING.** A **MOTION** by Diane, seconded by Carl, to adopt the January Board meeting minutes as presented was unanimously approved.

### **LANDSCAPE & ARCHITECTURE COMMITTEE REPORT (Doug Walker, Chair)**

#### **Foundation Stabilization Project.**

Doug reported that installation and grouting work on the upper main level is now fairly complete, including the attachment of micropiles to the concrete columns. Mobilization on the lower level to provide additional support for the upper retaining wall foundations has begun. Meanwhile, if mild winter weather continues, the main stabilization work is expected to be completed next month, followed by remedial work to reinstall balcony floors and glass in units 100 and 101 and restore the project site, including lawn and landscaping, before the summer season. Meanwhile, Soils and Structures has reported minor movement of the strain gauges in a “favorable direction” (toward, not away from, the building).

Owners recently received an e-blast update on the project progress, including likely timing of the next assessment. A second billing is expected from the contractor in the next 30 days in approximately the same amount as the first (\$600,000). This will be paid from amounts already collected, with the final 25% assessment to owners invoiced when all work is complete. A presentation on the building stabilization work will be planned for the annual owners meeting in July.

### **Status of Fall L&A Projects.**

- \* Window washing is scheduled for May 17, after the spider spray is applied.
- \* Exterior Cleaning. A soft cleaning of the building will take place this spring.
- \* Community Room Pipe Replacement. A **MOTION** by Doug to pay \$4,100 out of R&M to replace the cast iron drain lines in the Community Room with PVC was seconded by Carl and unanimously approved.
- \* Community Room Door Lock. Scott to follow up on changing the entry code to 0103 for the Community Room door lock.
- \* Plumbing Stack. Owners in stacks 09 and 10 have been notified of the plumbing work to take place in their units this month.

### **Landscape Subcommittee.**

The Subcommittee recently reviewed two proposals for new landscaping and selected Drost Landscaping based upon pricing and their understanding of La Croft's plans. The Subcommittee is considering an additional first floor area for new plantings at an additional cost of approximately \$2,000 – \$3,000. After discussion, Doug moved that the Subcommittee be authorized to negotiate with Drost regarding the areas currently covered by the Drost bid plus an additional first floor area at a total cost of approximately \$16,000. Support by Steve. **MOTION** carried.

Proposals for landscape maintenance work have been requested from both Drost and Site Planning.

### **FINANCE COMMITTEE REPORT (Carl Weiss, Treasurer)**

Carl reported that approximately half the \$1.2 million foundation stabilization assessment already collected has now been paid to Spence. Meanwhile, \$12,000 is budgeted under Repairs & Maintenance (R&M) for removal and replacement of the existing porch glass in units 100 and 101 in addition to a \$2,500 allowance to each of the two units for porch flooring.

Third quarter budget expenditures will be reconciled by the end of February, and Carl will seek approval of a preliminary budget for 2024-25 at the February Board meeting, subject to amendment when May numbers become available.

### **SOCIAL COMMITTEE REPORT (Anita Laurila)**

**Swimming Pool Rules.** Anita reported that Pro-Image Design has designed signage for the pool rules update (subject to Committee approval), and Traverse City Sign Company will make two new 30 x 48-inch pool rules signs. The cost of \$810 to be paid from R&M.

**AED Training.** Anita to coordinate with Jeff Stevens of the Charlevoix Fire/EMS department to schedule AED training for La Croft.

## **RESIDENT MANAGER'S REPORT**

**New Dryer.** Scott reported that a coin-operated dryer to replace the old unit can be installed at La Croft within a week. A **MOTION** by Diane, supported by Anita, to spend up to \$1,500 for the purchase of a new dryer was unanimously approved.

**Security Camera Warning.** Signs announcing the presence of security cameras are available at Ace Hardware for placement at the entrances to La Croft.

**New Owner Communication.** Scott is meeting at 1:30 this afternoon with the owner of unit 507 regarding submission of required forms for outside contractor work in the unit.

## **OTHER OLD AND NEW BUSINESS**

**E-Bikes.** Diane will draft proposed rules for E-Bikes and E-Scooters at La Croft, including a moratorium and storage information, for discussion at the March meeting.

**Owner Roster.** An owner who has requested that their identity and contact information not appear on the La Croft owner roster will be listed as "Resident".

**Spring Newsletter.** Paula will edit the Spring newsletter again this year. She will send a list of potential articles, a request for additional suggestions, and set an April 1 deadline for first drafts.

**Smoking Etiquette.** Anita offered to prepare a short article on smoking etiquette for the Spring newsletter.

**Solar Panels.** Carl observed that there may possibly be federal money available through the Inflation Reduction Act and other government programs for installing solar panels when we replace our roof in the future. He has been speaking with a representative from Michigan Solar Solutions, a company that installs solar panels.

Paula noted that solar panels are not regulated and we need to be careful to "go deep" to make sure we know what is being offered. Carl agreed and said he is expecting a written proposal by the end of this month. Diane also observed that it is important to proceed cautiously, commenting that strong winds blow from Lake Michigan and there are downsides if holes would be required to be made in the building roof to secure panels.

## **ADJOURNMENT**

All business on the agenda having been addressed, the meeting was adjourned at approximately 9:50 a.m.

Respectfully Submitted,

Sue O. Conway, Secretary