

MINUTES

La Croft Condominium Association
Board of Directors Meeting
October 13, 2023
8:30 a.m.
Via Zoom

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

Absent: Carl Weiss, Treasurer

MINUTES OF SEPTEMBER 8 MEETING.

Motion by Diane, seconded by Paula, to adopt September meeting minutes was unanimously approved.

LANDSCAPE & ARCHITECTURE COMMITTEE REPORT (Doug Walker)

Doug reported the following:

Foundation Stabilization Project. The contract with Spence Brothers has been finalized and fully executed. Spence agreed to provide La Croft with copies of the performance bond, builder's risk insurance policy, Spence Bros. certificate of insurance and the Hardman re-design.

North Stairs to Beach. Following discussion, a **MOTION** by Paula Silver to contract with Site Planning to provide beach access at the north end similar to the current south end stairway at a cost of approximately \$19,000 was unanimously approved. The South stairway will be removed by Site Planning for the winter.

Poison Ivy problem. No response yet from Drost on a plan to eradicate poison ivy near boat storage.

Fall Projects Completed.

The following fall projects have been completed: retaining wall replacement and reseeding; new carpet rounds for Units 200 and 310; tile repair at pool water line (replaced by Scott at a savings of approximately \$11,000); and east side exterior painting.

Future Projects.

Future projects this year include tree trimming later this fall, painting projects (including east side railings) and caulking at the north end (scheduled for 2024) and replacement of the Community Room door lock.

Launch of Landscape Subcommittee.

The Landscape Subcommittee of the L&A Committee, appointed by Steve at the last meeting, is comprised of Anita Laurila and Lois Bolhouse with Diane Herder as chair. First order of business will be to obtain bids and order flowers, including deer-resistant plantings, for next spring.

RESIDENT MANAGER'S REPORT (Scott Richards)

Scott commented on Fall shut down projects mentioned in the L&A Report that are now complete, including tile repair at the pool water line, carpet rounds and retaining wall placement and seeding.

FINANCE COMMITTEE REPORT (Carl Weiss, Treasurer)

In Carl's absence and at his request, Sue Conway reported the following:

As of October 12, all but six (6) owners have paid the first (75%) installment of the additional assessment. Once all payments are collected, we will have \$1.2 million in hand.

The Finance Committee recommends that the Association purchase 30-day CD's (certificates of deposit) with at least \$500,000 of the assessment in amounts sufficient to assure FDIC protection. A **MOTION** by Doug, seconded by Sue, to approve the CD recommendation as described above was unanimously adopted.

The remaining 25% of the additional assessment for the porch stabilization work was originally to be due November 30, the scheduled project completion date; however, it is unlikely that full cost information will be available by that time. Following discussion, a **MOTION** by Doug, seconded by Sue to send the second installment assessment notice when complete cost information becomes available –likely the end of the year or in January-- was unanimously adopted.

SOCIAL COMMITTEE REPORT (Sue Conway, Chair)

Community Room. Diane reported that the Social Committee is considering the following updates to the Community Room reservation system:

- *Increase in the refundable cleanup fee from \$50 to \$100;
- *Clarification that the rental is for the owner's exclusive use of the room during the event;
- *An owner is limited to one event per weekend during the summer season (Memorial Day weekend through Labor Day weekend).
- *Reminder that the owner must be present at the event.

These changes will be discussed by the Social Committee for presentation at an upcoming board meeting.

Pool Use Rules Sign. Anita presented proposed changes to the pool use sign. An additional change re: the pool rope was suggested and there was also discussion regarding location of the signs. The Social Committee will follow up on these matters as well as the design and production of new signs and present the Committee's recommendation at the next meeting.

Information Boards. Sue reported that three new lobby information boards have arrived– two for the mail room lobby (an information board and an owner roster) and one information board for the north entry lobby. These are cork boards with aluminum frames, a brushed silver finish and lockable hinged doors. The names and unit numbers for the owner roster will be printed on heavy card stock by Office Max (or a similar vendor) in a manner that can be easily updated when units change owners.

50th Anniversary of La Croft Condominium. Next year (2024) will mark the 50th anniversary of our condominium. Board members are asked to consider ideas for a fun and appropriate celebration of this milestone during the upcoming summer season. More on this later.

ADJOURNMENT

The business on the agenda having been addressed, the meeting was adjourned at approximately 9:30 a.m.

Respectfully Submitted,

Sue O. Conway
Secretary