

MINUTES

La Croft Condominium Association
Board of Directors Meeting
August 11, 2023
8:30 a.m.
Via Zoom

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

Absent: Diane Herder

Resident Manager: Scott Richards

MINUTES OF PRIOR MEETINGS

A **MOTION** by Carl, seconded by Paula, to adopt the minutes of the June 21, July 1, and July 14 9, 2023 meetings was unanimously approved with a correction to the July 14 minutes regarding an additional \$120 for a pediatric add-on to the AED purchase.

LANDSCAPE & ARCHITECTURE COMMITTEE REPORT (Doug Walker, Chair)

Doug reported the following:

Building Stabilization Project.

*Spence Brothers is finalizing the written contract, which is expected to be received by La Croft for review next week.

*A performance bond to protect La Croft at a cost of \$11,000 is included in the budget.

*No building permit is required for the project – only a soil erosion permit.

*Spence to handle the soil erosion permit application.

*The start date for the project is September 11, 2023.

North Side Beach Steps Access. Anita will seek a proposal from Site Planning to add beach stairs on the north side. This will be considered for next spring.

Storm Drain Inspection Report. The storm drain inspection video has been reviewed by geotechnical engineer, Dave Hohmeyer. He reports some, but not significant, leakage and recommends another inspection in 5 years.

East Side Painting. Hopkins price for repainting the east side of the building is slightly under \$45,000, but we need to clarify the timing of the work and whether this includes the a/c covers.

Poison Ivy. Scott has contacted Site Planning about poison ivy near the boat shed but has not received a response. Meanwhile Landscape Logic will send an arborist to inspect the area next week.

FINANCE COMMITTEE REPORT (Carl Weiss, Treasurer)

Carl reported plans to renew our expiring 3-month CD for 3 additional months at a slightly higher interest rate. He plans to do the same for the 6-month and 9-month CDs when they expire if interest rates remain favorable.

The first quarter budget report will be available next week but no significant budget variances are expected. Carl will provide a review in September.

RESIDENT MANAGER REPORT

Scott reported that deer resistant perennial plants are available from Bridge Street Blooms but should be ordered early this fall (Sept.-Oct.) to get them started growing. The Board agreed.

Upcoming fall projects include basement doors, patio doors, cutting out dead branches at the north end of the property, caulking around the unit 109 and 110 sidewalks, scheduling the pool tile installation (he noted that La Croft passed the recent annual pool inspection), and installation of new carpet rounds for units 200 and 310.

OLD BUSINESS

Bikes and Bulletin Boards. Defer e-bike moratorium, bike/boat rules and bulletin board update until Diane's return.

Automated Electronic Defibrillator (AED). The AED has been ordered and delivery is expected in approximately one month.

Subgroup for Board Election Process – Diane, Sue, and Steve will recommend revisions to the election process for directors (including a deadline for nominations, etc.).

Pet Control – Violations of the leash rule and failure to use the dog-run should be addressed by speaking to owners directly or, alternatively, by delivery of a “first violation” letter as provided in our bylaws.

NEW BUSINESS

Handling Complaints

Owners should put maintenance requests and miscellaneous complaints/issues in writing (e-mail/text, etc.) to Scott who will notify L&A or Board if necessary in order to address or resolve the issue. Encourage owners not to wait until Annual Meeting.

Board Committees

* Anita will assist Paula as a member of the Communications (formerly Technology) Committee in handling E-blasts, website issues, etc.

*Suggestion to separate the L&A Committee into two separate committees (landscaping, and building/site) was raised. No action taken.

*Suggestion to appoint a Design Committee similar to that in place during renovation of Community Room. No action taken.

Miscellaneous

* Anita volunteered to work on updating the pool rules to address unacceptable behavior.

* For logistical reasons, La Croft trash pick-up cannot be rescheduled to avoid early morning noise.

ADJOURNMENT

All business on the agenda having been addressed, the meeting was adjourned at approximately 10:00 a.m.

Respectfully Submitted,

Sue O. Conway
Secretary