

**COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS REGULAR MINUTES
September 21, 2021**

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, September 21, 2021 at 7:06 p.m.

Present at the meeting: George Ruiz, President
 Jacob Gettig, Vice-President
 Marcia Moreno, Treasurer
 Dianna Hanneman, Secretary
 Jonathan Ulrich, Director (appointed to the Board)
 Scott Adler, EPI Management

Absent: Ken Fields, Director

HOMEOWNER FORUM:

1928 Middlebury Dr. regarding issue with large pieces of furniture left in front of his home. He doesn't know who they belong to and asked for suggestions on the procedure to resolve this. The Board asked neighbors to report so the Board can fine the resident. M. Moreno is stickering these items so the Association does not have to pay for additional scavenger service to remove.

3458 Cambia Ct. provided complaint about residents putting garbage cans out early and not picking up after their dogs. Owner was directed to send an email with date, time and pictures if possible. Owner also complained about the pothole that is getting bigger. S. Adler stated that a temporary repair will be done. Owner asked about gutter and wood repairs which have not been completed.

1872 Middlebury Dr. – Owner has issue with bees and did not receive a response from Management. S. Adler will have Katie update the owner.

It was suggested that a newsletter or text blast would be helpful to remind residents of garbage rules.

APPOINTMENT OF BOARD MEMBER:

Motion by M. Moreno to appoint Jonathan Ulrich to fill a vacancy on the Board. Seconded by D. Hanneman. Motion unanimously approved.

MINUTES:

Motion –Motion made by J. Gettig to approve the Minutes from August 17, 2021. Motion seconded by M. Moreno. Motion unanimously approved.

GUESTS: No guests were present.

*Coves of Harbor Springs
Minutes*

TREASURER'S REPORT: S. Adler reviewed the Financial Statements as of August 31, 2021:

Total Checking and Savings	\$ 85,515.27
Total Accounts Receivable	\$ 69,596.64 (15 homeowners at attorney)
Total Assets	\$155,111.91
Total Accounts Payable	\$416,631.97 (includes final payout due to GME)
Total Liabilities	\$438,393.39
Total Liability and Equity	\$155,111.91

(Equity is a negative amount because of the bills from the roofing project but not the final payout from the insurance company.)

*Motion –Motion made by M. Moreno to approve the Treasurer's Report as presented. Motion seconded by J. Gettig.
Motion unanimously approved.*

MANAGEMENT REPORT:

- **Inside Out Invoice for Drywall Repairs** – S. Adler reported that Inside Out provided their response and photos showing the area repaired. Cost of the repair was \$65 per hour for two employees for 7 hours. Management will hold the invoice until another contractor gives an estimate on the job for comparison.
- **Insurance Claim:** S. Adler reported that information requested was sent to the insurance company. They are requesting close up pictures of the gutters prior to releasing the final amount.
- **Roof Project** – S. Adler reported that gutters are still being installed. There have been five instances of problems with damage to the A/C lines because the lines run directly beneath the plywood decking and were punctured during nailing. GME paid \$6,100 to fix the lines and requested that the Association pay 50% of the cost of repair. They feel they shouldn't be responsible for the full cost because it was not disclosed to them and could not be seen during an inspection. The Board will not assist with paying half of the repair due to the stipulation in the contract that the contractor is responsible for damages.
- **Downspout Burial** – S. Adler reported that Semper Fi completed burying the downspouts on 8/20. Some of the sod is dead where residents have not watered.
- **Landscaping Treatment & Bush Removal:** S. Adler reported that the work was completed on 9/13 and stump grinding was completed on 9/16. Landscape replacement will take place in 2022.
- **Porch Erosion** – S. Adler reported that Acres Group was approved at the last meeting and the work will be done mid-October. This was for downspouts that were buried in 2020.
- **Rotted Wood Replacement** – Discussion of rotted wood replacement until Management gets new estimates from Construction Concepts, Inside Out and TKO since prices have dropped since the bids were obtained.
- **Dryer Vents** - S. Adler reported that there are still homeowners that have not complied with the directive to have their dryer vents cleaned. The units will continue to be fined.
- **3182 Ketch** – Homeowner complaint regarding water overflowing onto the deck. Discussion was tabled until after the new gutters are installed.

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- **2022 Budget** – S. Adler is projecting a 7% increase in the 2022 budget with most of the increase due to water. Discussion was held regarding ways to decrease water consumption. Management will contact the City of Aurora to get the usage information in a spreadsheet for comparison.

INSPECTION REPORT: The Inspection Report was attached for the Board's review.

RULE VIOLATIONS: Appeals were reviewed during Executive Session.

OLD BUSINESS:

There was no Old Business.

NEW BUSINESS:

There was no New Business to come before the Board.

ADJOURNMENT:

Motion- Motion made by G. Ruiz to adjourn the meeting to Executive Session at 9:36 p.m. Seconded by M. Moreno.

Motion unanimously approved.

Respectfully Submitted:

EPI Management Company, LLC