

**COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS REGULAR MINUTES
November 16, 2021**

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, November 16, 2021 at 7:02 p.m.

Present at the meeting: Jacob Gettig, Vice-President
 Marcia Moreno, Treasurer
 Dianna Hanneman, Secretary
 Jonathan Ulrich, Director
 Scott Adler, EPI Management

Absent: George Ruiz, President

HOMEOWNER FORUM:

MINUTES: Approval of the October minutes was tabled until the January meeting.

GUESTS: No guests were present.

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

Total Checking and Savings	\$ 21,492.26
Total Accounts Receivable	\$ 82,667.37
Total Assets	\$104,159.63
Total Accounts Payable	\$ 44,388.66
Total Liabilities	\$ 63,288.13
Total Equity	\$ 40,871.50
Total Liability and Equity	\$104,159.63

Motion – Motion made by M. Moreno to approve the Treasurer's Report for October 31, 2021 as presented. Motion seconded by J. Gettig. Motion unanimously approved.

MANAGEMENT REPORT:

- **2022 Budget** – S. Adler reported that some adjustments were made to the budget to add additional money for snow removal. Contributions to the Reserves were decreased by \$10,000.

Motion – Motion by J. Getting to approve the 2022 Budget with no increase. Seconded by M. Moreno. Motion unanimously approved.

- **Storm Damage Claim** – S. Adler reported that the storm damage claim was paid in full by Travelers.
- **Roof Replacement Project** – S. Adler reported that roofs are complete and it is up to GME to honor the warranty. GME was paid for the air conditioning repairs by Travelers.
- **Rotted Wood Replacement** – S. Adler reported that rotted wood replacement will begin after Thanksgiving. If any additional areas come up, the contractor will take before and after pictures. Work is expected to take 30 days depending on the weather.

***Coves of Harbor Springs
Minutes***

- **Dryer Vents** - S. Adler reported that two more homeowners sent in proof of dryer vent cleaning.
- **Water Bill** – Discussion was held regarding conducting a mandatory inspection of units that have high water usage. Anyone non-compliant, i.e., not letting the inspector in or not fixing the problem, would receive a fine. S. Adler will get the cost of the inspection and email to the Board for approval. An email notice will be sent to homeowners and D. Hanneman and M. Moreno will also deliver notice to homeowners.

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

- **Surveillance Cameras** – Discussion was held regarding installing cameras to address issues with security, garbage problems and parking. S. Adler will put a notice in the budget mailing to let homeowners know that the Board is considering installing a surveillance system. The Association has incurred the cost of extra garbage pickups due to residents putting out garbage without stickers and electronics that will not be picked up. This may result in an increase in assessments. S. Adler will get a proposal recommended the Board invite him to the February meeting.
- **Snow Removal** – S. Adler will send a list of Board members and their phone numbers to Construction Concepts and let them know this is who they will take direction from.

RULE VIOLATIONS: Appeals were reviewed during Executive Session.

OLD BUSINESS:

There was no additional Old Business.

NEW BUSINESS:

There was no New Business to come before the Board.

ADJOURNMENT:

***Motion- Motion made by J. Gettig to adjourn the meeting to Executive Session at 7:58 p.m. Seconded by M. Moreno.
Motion unanimously approved.***

***Respectfully Submitted:
EPI Management Company, LLC***