

**COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS ANNUAL AND REGULAR MINUTES
April 16, 2019**

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, April 16, 2019 at 7:03 p.m. at the Aurora Fire Department, 3770 McCoy Avenue, Aurora.

Present at the meeting: Elsie Bair
 Marcia Moreno
 Kenneth Fields
 Matt White
 Dianna Hanneman
 Scott Adler, EPI Management

Absent:

MINUTES:

Motion –Motion made by K. Fields to approve the meeting Minutes from February 19, 2019. Motion seconded by M. Moreno. Motion unanimously approved.

GUESTS: No guests

Treasurer Report: S. Adler reviewed the Financial Statements as of March 31, 2019:

Total Checking and Savings	\$74,271.78
Total Accounts Receivable	\$18,244.03
Total Assets	\$92,515.81
Total Accounts Payable	\$5,066.70
Total Liabilities	\$25,611.12
Total Equity	\$66,904.69
Total Liability and Equity	\$92,515.81

Motion- Motion made by E. Bair to approve the Treasure Report as reported for March 31, 2019. Seconded by K. Fields. Motion unanimously approved.

MANAGEMENT REPORT:

- **2018 Audit** – S. Adler stated that all of the information has been compiled, and the auditor was in the process of reviewing the information.
- **Roof Replacements** – S. Adler stated that A&E will hold the pricing at the same amount as last year. Management has also recommended four (4) buildings be considered for replacement this year due to the number of recent repairs and based off of the color coded map indicating the repairs completed on each unit since 2016. S. Adler mentioned that one of the other Associations handled by EPI Management is currently undergoing a review with a public adjuster that is reviewing all of the roofs/siding within the Association to see if there is enough storm damage to submit a claim. The Board of Directors agreed to move forward with the adjuster to see if there is enough weather damage to have the replacements done under insurance.

***Coves of Harbor Springs
Minutes***

- **Rotted Wood Replacement** – S. Adler stated that most contractors declined to bid this. Inside Out was the only vendor who was able to submit a proposal. The project is being re-bid.
- **Proposed Rule Changes** – S. Adler stated that one of the proposed changes is for the census form requirement. The second proposed rule change would be to prevent violent and sex-offenders from residing within the association. The 3rd proposed rule would allow the association to send notices and correspondence via acceptable technological means to owners.

RULE APPEALS: Appeals were reviewed in Executive Session.

INSPECTION REPORT: S. Adler reviewed the inspection report with the board.

HOMEOWNERS FORUM:

- There was an open discussion between owners and the Board regarding dog feces, garbage fines, parking, and how the violations are reported
- 1702 Middlebury reported an area on her unit housing bees. The Board and S. Adler confirmed that is the Association's responsibility.

SALE SUMMARY:

<u>Unit Address</u>	<u>Sale Price</u>
3122 Cambria	\$196,000

ADJOURNMENT:

*Motion- Motion made by M. White to adjourn meeting to Executive Session at 9:21 p.m. Seconded by K. Fields.
Motion carried.*

*Respectfully Submitted:
EPI Management Company, LLC*