

**COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MINUTES
October 16, 2018**

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, October 16, 2018 at 7:06 p.m. at the Aurora Fire Department, 3770 McCoy Avenue, Aurora.

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

Absent: Kasey Minard
 Matt White

Guests:

- **Robert Velazquez, Semp Fi Landscape** - Robert Velazquez met with the Board of Directors to discuss his landscape maintenance proposal for 2019. Semper Fi Landscape is small company with about 35 employees and has been in business since 2004.

MINUTES:

Motion –Motion made by E. Bair to approve the meeting Minutes from September 18, 2018. Motion seconded by M. Moreno. Motion unanimously approved.

Treasurer Report: S. Adler reviewed the Financial Statements as of September 30, 2018:

Total Checking and Savings	\$50,250.34
Total Accounts Receivable	\$50,922.84
Total Assets	\$101,173.18
Total Accounts Payable	\$79,486.44
Total Current Liabilities	\$96,470.08
Total Equity	\$4,703.10
Total Liability and Equity	\$101,173.18

Motion- Motion made by E. Bair to approve the treasure report as reported for September 30, 2018.

Seconded by M. Moreno. Motion unanimously approved.

MANAGEMENT REPORT:

- **3161 Teal Bay-** S. Adler presented the Board with a follow up email from owner regarding her request to have new bushes, dirt, and retaining wall installed along the side of her unit. S. Adler stated he and M. White looked at the unit and he agreed that some new plants and the downspout burial would be good but disagree with the retaining wall as they haven't put any retaining walls up on the property. The Board agreed.
- **Landscaping** - S. Adler presented to the Board with to quotes from Elevations. For core aeration and over-seeding for \$4,950 and for a 4th fertilization at a cost of \$950. The Association has not done either of these in the past.

*Coves of Harbor Springs
Minutes*

- **Sealcoating** – S. Adler stated to the Board that Black Diamond completed the sealcoating of the driveways. Signs were posted on Sunday afternoon. There were vehicles that needed to be relocated, and owners will be charged for the cost. There was one homeowner at 1770 Middlebury that drove over the sealcoat twenty minutes after it was applied. However, S. Adler stated it occurred while the contractors were still on site, so they were able to try and fix it right away. If there is an extra charge, the homeowner will be charged back. The Board requested for future projects that the addresses to be listed in addition to the map in order to avoid confusion.
- **2019 Draft Budget**- S. Adler presented to the Board with a copy of the draft 2019 budget for review. After discussing the draft budget and making adjustments, the Board approved its mailing to the membership after a final review by M. White. S. Alder will email a copy of the budget to M. White prior to mailing to the membership.

RULE APPEALS: Appeals were reviewed in Executive Session.

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

HOMEOWNERS FORUM:

- **3142 Cambria** - Owners stated he has carpenter ants. He tore out a post and it was eaten from carpenter ants and wanted to know how to get rid of them. S. Alder stated he will talk with the exterminator. The owner was concerned about unused satellite dishes. S. Alder stated he is aware of them and since they have not been claimed owners, the Association will remove them.

SALE SUMMERY:

<u>Unit Address</u>	<u>Sale Price</u>
3197 Teal Bay	\$172,000
3187 Ketch	\$150,000
3186 Teal Bay	\$179,000

ADJOURNMENT:

Motion- Motion made by E. Bair to adjourn meeting to Executive Session at 8:46 p.m. Seconded by M. Moreno. Motion carried.

Respectfully Submitted:

EPI Management Company, LLC