**APPROVED**

**BLUE WATER BOARD OF DIRECTORS MEETING MINUTES**

**DANBURY TOWNSHIP HALL SHELTER**

**JULY 11, 2020**

**Present**: Emmett Conway, Bob Dalrymple, John Hatfield, John Shuleva, Cindy Staudt, Jenny Weber

Absent: Linda Wolf

Management Representative: Julie Rogers

Guests: Mike and Beth Dible, Diane Hatfield, Jack Resetar, Grant Miliron, Ann Zielinski

**Call to Order**: 11:29 AM

Cindy Staudt announced the resignation of board member Randy Young. Emmett Conway moved and John Hatfield seconded to accept Bob Dalrymple as replacement for Randy Young. Passed unanimously.

**OLD BUSINESS**

**Approval of Minutes**: Emmett Conway moved and Bob Dalrymple seconded to approve June 13 board minutes as submitted. Passed unanimously. May minutes have not been submitted.

**Financial Report**: John Hatfield moved and Emmett Conway seconded approval of the June financial report. Passed unanimously. Julie was asked to research why landscaping overage and put landscaping and snow plowing out to bid for next year. She also was alerted to make sure Bob Dalrymple is on the future board distribution list.

**Maintenance**: Cindy Staudt reported that Paul Kaiser’s garage door has been painted and so no further action regarding previous violation is necessary. She also reported on complaints that pool is not clean, Building 3 stairs have not been repaired, and gutter cleaning is not complete. Julie will talk with Shawn about Blue Water projects and why things are undone. Julie also should get quotes from Swartz regarding Parkside Drive resealing.

Building 2 driveways are once again sinking. Jim Minnich has offered to pay for concreting the two Minnich units involved following the plan used for a similar problem at Building 17. The board has agreed.

Cindy Staudt also gave a mold inspection update. No hazardous mold was found in the final unit inspected.

**Marina Report**: Emmett Conway gave a report on the marina. He emphasized that the board needs to either change the marina rules about non-rental to charter captains or not renew the lease for the one we have allowed. He reported that all docks are rented. Emmett suggested that because of multiple recent leaks, the water lines on east side of marina near the restrooms need replaced. He presented a possible plan that would put water line in a conduit and install multiple shut offs. Julie Rogers is to get estimates to redo lines from plumbers. Emmett noted that Shawn has not done the necessary gravel replacement to the marina area by Building 3. Cindy Staudt discussed the continuing water weed problem in the marina despite Aqua Doc treatment. Northeast arm of the marina has 1 foot of weeds hanging from some docks. Weeds also are growing up from bottom. Similar growth along dock ramp at southeast end by restroom. Julie to follow up with Aqua Doc regarding how to correct.

**Lawsuit Update:** John Hatfield spoke with BW attorney Steve Ott and reported that Dan Marinucci, the Blue Water construction expert, has submitted all discovery material to the court. Zimmerman’s expert has not submitted anything. Steve Ott stressed that the judge has been giving extensions due to COVID-19. However, he hopes there may be a settlement offer made by the end of the year. If not, the expected spring trial date could be delayed as well due to the back-log of cases created by COVID closings.

**Building Renovation**: John Hatfield asked whether the Board wants to continue with two building renovations in the fall. If so, will need to institute the loan agreement offered from a BW owner. Currently, the BW condo reserve has funds for only one building unless we receive the second half of the CertainTeed settlement for $71,327.64. The class action suit ends August 31st but actual final disbursement date and amount could depend on how many new people joined the class action suit since November 2019 when first-half disbursement amounts were made. Bob Dalrymple and Emmett Conway suggested postponement of activating the loan until we have more direction regarding the status of the Zimmerman lawsuit. As a result, the board agreed to commit to only one building renovation in the fall, unless we get the CertainTeed settlement quickly. If so, we can add a second building to the fall construction calendar.

**Annual Meeting Postponement**: Due to reinstatement of COVID restrictions, the annual meeting originally scheduled for May 17 then rescheduled for today, July 11th, has again been postponed until Saturday, August 29th. Julie to check with a rental company for tent in case the meeting is in the BW Central Commons and with township regarding shelter possibility. The Board directed her to refund owners who had paid for today’s lunch.

**Memorial Plaques**: Emmett Conway reported that the wording for both Dave Zielinski and Jim Pecl’s plaques has been finalized. Julie Rogers has been instructed to get them ordered.

**Directory** **Update**: Cindy Staudt asked Julie Rogers to send the spreadsheet with directory responses to both Cindy and John Hatfield. They will make a final push to non-responsive owners.

**NEW BUSINESS**

**Safety Concerns**: An owner shared that she almost was hit by a truck backing up the one-lane drive out of the northeast marina parking lot. To address owner concerns, John Hatfield ordered a yield sign to be placed at the parking lot exit. Cindy Staudt drafted appropriate signs for installation on the gaslight at the north end of Parkside Drive. One will indicate one-lane road ahead and one to watch for pedestrians. Julie Rogers also is to place a work order with Choice to remove two large spirea bushes that block motorists’ vision as they leave the lot. Owner agreed to solution.

Grassy area between Buildings 2 and 3 has sinking areas with ruts about 6 inches deep. An owner has stumbled twice in this area. Julie needs to issue a work order for Choice to fill and seed area asap. Nearby owners have agreed to water the newly seeded area.

At owner request, ordered signs for either end of south marina sidewalk to prohibit bikes, skateboards, and scooter traffic.

APM to get price on reflective post near wall between Buildings 4 and 6 that keeps getting hit and damaged.

As a safety precaution for marina users, the Board requested that Julie Rogers get an estimate on installation of several emergency ladders on dock arms.

**Trash Collection Contract**: Cindy Staudt reminded that the Board had agreed informally in October not to renew Republic’s trash contract when it expired. Julie Rogers was instructed to notify Republic that we will not be renewing the contract. Cindy Staudt moved and John Hatfield seconded to contract with Lake Disposal, the company whose proposal the Board had previously agreed upon. Passed unanimously.

**Building Renovation**: Bob Dalrymple questioned the addition of stone facing to the unit entrances on the three renovated buildings (#17, #15, #14). He believes this should have required a vote by the ownership since this represented a significant alteration to the buildings’ appearances. The Board acknowledged Bob’s concern and will review how best to address this at its next meeting.

**Next Meeting**: August 15th in the Danbury Shelter House at 9:00 AM.

**Adjournment**: Members unanimously agreed to adjourn at 1:39pm