

Catawba Shores North Condo Association
July 22, 2023 Meeting

The meeting was held at the condo of Mike Colatruglio.

Present: Sheila Flannery, Tim Keys, Mike Colatruglio, Kevin Quinn, Dana Preisse, Beth Veres and Joe Barone(via Zoom)

NEW BUSINESS:

Update on Renovations: Mike shared that North Coast Roofers plan to begin roofing Building 1 on July 27th. Hohler will be ready to install the B-vent piping. It should take 2 weeks to complete Building 1. The gutter system will be installed at a later date still to be determined.

Mike thanked Beth for her willingness to contact the owners about ordering new front doors and storm doors. All orders are now in and ready for installation. Beth will be contacting Building 1 owners who show interest in purchasing an animal gate. Building 4 owners will follow the same process and Beth will be in contact. As a reminder, owner prices for doors and animal gates for each building will depend on the market price at the time of purchase.

Mike reported that Ben Kluding has not had any major construction surprises so far. The expected issues of doors and windows not being flashed as well as problem areas around chimneys have been the main source of repair work. This is a tedious and time consuming process and requires attention to detail so that these issues are permanently removed. The goal of the Board remains the same, to remove sources of leaks and renovate the buildings back to their original pristine condition. Ben will let owners know problems that are found and make them aware of extra costs that will be invoiced to their unit if flashing of doors and windows is not up to Ottawa County code..

Mike is aware of recent door replacements in building 4 and will inform Ben.

Ben has been in contact with other contractors installing Diamond Kote in the area. Communication regarding what can and cannot be installed on the siding will be helpful. It is important that we do not hamper our warranty in any way. The Board will abide by our By Laws(Article 3, Section D) that state that nothing is to be put up/nailed into the exterior siding or trim on the buildings. This By Law was strictly enforced for many years. We may revisit after more is learned about Diamond Kote's recommendations on this. But, at this time, nothing is to be nailed into the new siding or trim. Addresses and flag holders will be purchased by the Board and installed by Ben.

Mike and Tim listened to discussion on the renovation as members shared positive and negative feedback from owners. They stated that they have weekly meetings with Ben and monitor daily progress. Ben is always open to our questions as we try to make sure we are informed on any challenges. They also stated they are trying to maintain a pictorial history of this project.

Project Accounting Summary:

- Cumulative expenses \$559,201
- Cash on hand \$163,331
- 4 CDs Purchased at 4.5% interest \$855,307

Tim presented the idea of moving the next assessment out to a future date. We currently have enough money to:

- pay for building 1 and 4 roof replacements
- pay for completion of building 1
- pay for start of building 4

Therefore, the board approved moving the 3rd assessment (November 2023) to March 1st 2024. Subsequent assessments will follow as August 2024 and January 2025. Tim will update the assessment spreadsheet to reflect these date changes.

All owners will need to be up to date on the first two payments. Letters have been sent by Joe Barone to those owners who still have balances.

Sheila will talk to Earl regarding following up with owners that fall behind in payments. It was discussed that Tim should be brought up to date each week. 2 calls can be made, and then a letter will be sent informing the owner of the 10% charge which will be incurred if not paid.

A pool pump was purchased and installed at a cost of \$2100.

Schill Landscaping has changed who oversees our campus from Kevin Cochran to Jakob Kogelman and Alex Brooks. Kevin is no longer with the company. Prior to leaving Schill, Kevin had put together a proposal for tree/shrub trimming. The proposal came to \$21k. Since that time, Leimeister has also given us a proposal, some of which has been completed. Beth will look at both proposals, discuss with Earl and report back to the Board at the August meeting with what still needs to be trimmed.

Sheila had asked Schill to put together a long range landscape plan for the entire campus. She requested suggestions of trees and shrubs that would be low maintenance, etc. A contract was received and the cost for this service would be \$1605.00. It was decided not to proceed with the contract until we are more satisfied with Schill's current performance. Beth will inform Jacob at Schill and work with Schill to resolve some of the unfinished trimming and specific areas needing improvement.

Sheila brought up the need to build the Reserve Funds. After discussing, it was decided not to add any more cost to owners due to the current assessments. It might be plausible to put interest money from the assessments into the Reserve Funds.

FINANCIALS: Tim presented the budget. Areas were discussed and suggestions were made. Kevin Quinn made the motion to approve the 2023-2024 proposed budget. Dana Preisse seconded. All were in favor.

COMMITTEE REPORTS

LANDSCAPING: Kevin Cochran is no longer with Schill and Jacob Kogelman/Alex Brooks will be overseeing our property. There has been a lot of extra tree trimming and removal due to the renovations on our buildings. Beth and Sheila have had a zoom call with Jacob and Beth will be meeting with Jacob on property to ensure the transition goes better.

INSURANCE: Kevin mentioned a 12% increase in our insurance(\$3000.00) due to the market. The insurance will renew on August 16. Kevin will contact the agent and we will re-shop for best rates.

NOMINATING COMMITTEE: Tom Frohman and Lee Ann Caswell are on the committee. Kevin shared that 3 seats are up for election. Joe Barone and Tim Keys will seek re-election. Kevin Quinn is undecided. **Not sure we should put any persons name in the minutes unless it is totally decided.** So far, Kerri Kramer is interested in running. If there are only 3 candidates running, there will be no need to have ballots. Kevin asked for bios to be turned in to him by August 1st, as the packet that goes out before the annual meeting will be mailed out to owners by August 10th, a month before the annual meeting which is September 9th.

LEGAL: A letter was sent to Heidi Cline, Unit 29, regarding leashing dogs at her unit. There has been no response. A second letter has been sent by certified mail as well as one delivered by Ley Property Management. Due to recent issues with the over flow parking, the Board has decided to paint "29" on the blacktop next to the overflow parking so that no one parks in that spot except Unit 29 occupants. Tim made the motion to do so and Joe seconded.

The next Board meeting will be on August 19th.

Respectfully submitted,

Beth Veres