

Council Workshop Meeting-April 4th, 2009

1. Review of meetings from last workshop on 3-21-09
 - a. Question as to whether or not Mike said at the last workshop that the decks would be done by the end of March
 - b. Was the recycling at the marina decided on? Yes, but as a regular trash can marked as recycling which Bill will regularly empty into the official DSWA cans
 - c. Marina-replacement of B deck in the marina-Joe will draft the spec, Mike will get bids and the job will be outsourced.
2. Joe needs to do the spec for the marina now so Mike can solicit appropriate bids.
3. Attorney Schrider-Fox is not available for the April 18th meeting, but has been invited to the June 20th meeting at the regular time.
4. Minutes are accepted as presented from the last workshop on 3-21-09
5. Workplace safety credit
 - a. Need proof of workman's compensation insurance and liability insurance with specific minimum limits for all subcontractors which perform work here
 - b. Bob thinks that we should not use any providers who do not have workman's compensation insurance
 - c. Bill says that will significantly increase our costs for landscaping
 - d. Jayne wants to know what percentage of the overall job of the lawn care is the amount we are paying for workman's compensation insurance
 - e. Concerns were expressed about the painters-Mike had corresponded that everyone who goes up on the roof has worker's comp insurance
 - f. Mike needs to check on Pioneer to see if they can provide updated certificates for GP to keep on file
6. Council requests that Mike provide documents of the two other bids for the roofing, including the pool house roofing
 - a. there are questions regarding-did Saunders give a bid as well on the cedar roof
 - b. Bob reminds Council that the lowest bid is not always the best bidder
 - c. Council agreed that the quality of workmanship must be considered
 - d. Karen has the bids from last fall-Saunders was \$14,125 for the building roofs, no bid representing pool roof
7. Lattice Repair
 - a. to change position from June 21, 2008 minutes, must put it on the record at the next meeting
 - b. Jayne requests sending out a questionnaire regarding the issue. Bob, Bill and Karen do not think this is necessary, as it is a Council decision. Ashley has concerns about renegeing on prior decisions made in an open meeting and stated in minutes distributed to homeowners
 - c. Subdiscussion regarding the costs of the decks, the time and the labor and the issue of receive bids from Mike, etc.

- d. Jayne has concerns about the private correspondence between members of the community and Council regarding the issue
 - e. Bob suggests putting it on the record at the next meeting and that sending a survey is a waste
 - f. Jayne will hold the idea of the survey unless or until it comes up at the meeting-wants someone on Council to announce that there has been a change from what was in the records at the last meeting, wants discussion on the record and an agreement that if there is opposition, that Council agree to send out the questionnaire
 - g. Bob volunteers to be the person to bring it up-Bob and Karen say that there is no provision in Robert's Rules to allow discussion-clarification that it is not a requirement-Bob and Karen state that since it is a Council meeting, Council does not have to allow discussion
 - h. Ashley expressed concerns that the initial decision was made at a June meeting and now the revision will be at a presumably less attended April meeting
 - i. Mike will be getting bids to complete the work
8. Marina decking replacement
- a. Bob suggests doing B dock up to C
 - b. Mike wants to get bids on it-we need to know when, Bill thinks a couple of weeks to get more than one bid
9. Satellite dishes
- a. issue of getting approval after the fact
 - b. Jayne shared a letter she drafted –all agreed that letter was appropriate and should be sent by Mike
10. Reserve/Repair/Replacement Fund
- a. putting a percentage of money in a separate account
 - b. Jayne suggested capital budget from last year which was \$60,500.00 plus 10% - \$66,050.00
 - c. Jayne requests that Mike do a reserve study now
 - d. Bill says that Mike can do it, it doesn't need to be anyone outside, Bob agrees, states it is in Mike's contract
 - e. Mike wants to sit on this committee, Jayne wants to call a first meeting of this committee, would like Howard Evans, Bob Young, Mike Porro, Bill Harper, and John Misolek
 - f. Bob reminded us that building this reserve fund will make our budget tighter and allow for less discretionary funding and thinks this is something we should have been doing a long time ago
 - g. Karen will talk to Mike about setting up an account for the reserve-Karen suggested put some of it in cds, Jayne suggested laddered cds with some in a money market account
 - h. Bob thinks Mike should clarify to the community the difference between capital and reserve accounts-Jayne suggests that Karen can do it
11. Response to homeowners regarding their letter

- a. Bob likes Mike's response on this issue which is what Ashley suggested at the last meeting regarding a declaratory judgment
 - b. Discussion of whether or not it should be a suggestion or recommendation, agree on suggestion
 - c. Unanimous by Council to send letter
 - d. Add issue of missing decks, propane tanks and their enclosures to be added, majority of Council voted on it
 - e. Send letter to Mike to send to Laura (add Council names to letter)
12. Clarification of buildings to be landscaped
- a. there is a minutes note that names two buildings other than the two we later decided on
 - b. at last workshop, discussed possibility of dividing funds between four buildings-buildings 2 and 3 in the back and buildings 11 and 21 in the front
 - c. will be brought up at the meeting so that it is added to minutes
13. Rules and Regulations
- a. due process policies-should they be re-added?
 - b. Page two-typo (says nest should be next), also should say (date, place and time instead of just date)
 - c. Page four, #4-difference between impact and non-impact business??
 - d. Page four #10- say included, but not limited to
 - e. Page four, #11-take out the part about "in the opinion of Council"
 - f. Page four #12 (add room air conditioners or fans which protrude from windows or buildings)
 - g. Page four #12-last sentence Bill suggests eliminating b/c of wreaths, decorations, etc. –majority agrees
 - h. Perhaps add something indicating that seasonal/holiday decorations be removed within two weeks of the conclusion of the holiday or season
 - i. Page 5, 1(c)-take out "in the opinion of Council"
 - j. Page 5, #4-typo (pool house)-would like to add "pond and Marina areas" eliminate pilings, etc.
 - k. Page 6, #7-take out example
 - l. Page 6, #2-should add in second floor joists or take out "ground" joist and just state "joists"
 - m. Page 8, #3-does it need clarification that the responsibility is the unit owner or guest or tenant thereof caused said damage by negligence, willful misconduct, etc.
 - n. Page 8, #2-should be the "interior appearance"
 - o. Page 10, #9-combine subcategories a and d
 - p. Page 9, #2(b)-take out by the Maintenance Department
 - q. Page 9, #4(b)-was once an approved handrail-Joe should have specs-request should go to maintenance supervisor OR management office
 - r. Page 11, inside of units-window coverings
 - s. Page 11, #3-what about language regarding items hazardous to life or limb?

- t. Page 13, #5-pool manager should be certified pool operator, #1-change to management company instead of management supervisor
 - u. Page 13, #6-do something to make “at your own risk” different
 - v. Page 14, #3-add no household items in the dumpster area
 - w. Page 16-suggests adding the SPCA information
 - x. Don't forget to add marina regs, maintenance forms, tenant form, work order form, grievance form
14. Non-compliance items from last walk-through
- a. Unit 80-items on common ground-have been there through several notifications (wagon and bicycle)
 - b. Will put items on deck, same with unit 76 (skate ramps)
 - c. Issue of crab pots-where is appropriate storage?
15. Roofing-want bids and prices provided by tomorrow, Council will all respond by midnight on Monday their position
16. Siding-Council unanimous to go with Sellers-lowest bid