

**COVES OF HARBOR SPRINGS CONDOMINIUM ASSOCIATION**  
**MONTHLY BOARD OF DIRECTORS MINUTES**  
**April 17, 2018**

The meeting of the Board of Directors of the Coves of Harbor Springs Condominium Association was held on Tuesday, April 17, 2018 at 7:46 p.m. at the Aurora Fire Department, 3770 McCoy Avenue, Aurora.

Present at the meeting:        Matt White  
  Katie Zink  
  Kasey Minard  
  Kenneth Fields  
  Marcia Moreno  
  Scott Adler, EPI Management

Absent:                                Elsie Bair

**MINUTES:**

*Motion –Motion made by K. Fields to approve the meeting Minutes from February 20, 2018. Motion seconded by K. Zink. Motion unanimously approved.*

**Treasurer Report:** K. Zink reported that as of March 31, 2018:

Total Checking and Savings	\$65,649.77
Total Accounts Receivable	\$49,843.22
Total Assets	\$115,492.99
Total Accounts Payable	\$55,036.83
Total Other Current Liabilities	\$21,325.54
Total Current Liabilities	\$76,362.37
Total Equity	\$39,130.62
Total Liability and Equity	\$115,492.99

*Motion- Motion made by M. White to approve the Treasurer Report as presented. Seconded by M. Mareno. Motion unanimously approved.*

**MANAGEMENT REPORT:**

- **Roof Replacements-** S. Adler reported that A& E Roofing is expected to have the project scheduled within the next 10-14 days. A&E agreed to be paid 1/3 of the contract cost now with the remaining balance payable by mid-summer.
- **Pressure Washing-** S. Adler stated that Wash Pros confirmed they will not be responsible for any paint that is taken off during the pressure washing process. They only guarantee they will not damage the wood. They offered to make repairs or touch ups at \$57 an hour using the paint supplied by the Association. The Board wants Wash Pro to complete work in 20% increments and have S. Adler inspect the work.

*Coves of Harbor Springs*

*Minutes*

*Motion- Motion made by K. Zink to approve Wash Pros to continue the pressure washing work to be completed in 20% increments and have S. Adler inspect after each completion. Seconded by K. Fields.*

*Motion unanimously approved.*

S. Adler presented the quote from Wash Pros in the amount of \$22/unit to pressure wash the walk leading to the front door and the front stoop of the units. Total cost to do just the units scheduled for algae removal would be \$1,474 and \$4,070 to complete for all units.

**INSPECTION REPORT:**

**RULE APPEALS:** Appeals were reviewed in Executive Session.

**ADJOURNMENT:**

*Motion- Motion made by K. Fields to adjourn meeting to Executive Session at 8:05 p.m. Seconded by K. Zink. Motion carried.*

*Respectfully Submitted:*

*EPI Management Company, LLC*