

**Tower Harbor Condo Association - Board of Directors Meeting Minutes**

**Monday, June 10, 2024 at 4:00 PM via ZOOM**

**Save the Date for THCA Annual Meeting**

**Saturday, August 10<sup>th</sup> from 10:30 to Noon**

**Saugatuck-Douglas Library Meeting Room**

**1. Call to Order: 4:00 PM EDT**

- a. Present for THCA: K. Mueller – President, B. Fish – Treasurer, G. Freeman – Secretary, P. Murphy, J. Street, A. Seurnyck, J. Whiteley
- b. Present for Cornerstone: T. Lohr

**2. Financial Report as of May 31, 2024:**

Checking – Huntington	71,893.03
Reserves – Huntington	149,390.70
<b>TOTAL CURRENT ASSETS</b>	<b>221,283.73</b>

- a. Treasurer Fish reported that the current financial position is healthy and keeping \$71,893.03 in checking is appropriate at this time of year with a number of expenses pending over the summer.

**3. Cornerstone Update – Tim:**

- a. **Dues Delinquencies:** There are no delinquencies to report.
- b. **Review of Completed Projects** – See Appendix B
  - i. Mariners Cove sealing and striping completed.
- c. **Review of Open Tasks** (See Appendix A for complete list)
  - i. Hamilton driveways and sidewalks
    - 1. Need complete bid for sidewalks and adding a turn-out at 186 Hamilton. Tim to follow-up.
  - ii. Harbor Court sidewalks – Tim to get additional estimates to compare cost of lifting – a short-term solution vs – replacement – a long-term solution. More to come.
  - iii. Replacement of soft support posts on Mariners Cove front entry decks to be scheduled for mid-July. These posts will not be painted/stained for 1 year after installation to allow them to weather.
  - iv. Mariners Cove front entry railings (Buildings 5, 6, 7, 8, and 9) Power washing 6/17 with prep and painting to begin mid-July.
  - v. 192 Hamilton – Tim to inspect this week.

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- vi. Building 1 Roof Replacement – roof should be replaced before winter 2024. Tim to get 3 bids.
- 4. **Harbor Court Entry** – many of the new plants were eaten by deer. Will be replaced under warranty.
- 5. **Building 10 – Landscaping around four trees**
  - a. The board approved \$2460.00 to DJs to modify the mulch around 4 trees that is currently washing into drain/sewer. New format will lower the mulch height and prevent mulch from entering the drains while allowing water entry.
  - b. Tim will follow-up on cleaning out the bottom of the drain pits.
- 6. **Bird Feeder Placement on Common Elements**
  - a. A co-owner asked about rules regarding the placement of bird feeders on Common Elements which might draw deer and/or geese
    - i. There are currently no THCA rules regarding the placement of bird feeders on our common elements.
    - ii. Lower Michigan has a 'no bait' law regarding the feeding of deer, so no co-owner should be placing bird seed or other food where deer can access it.
    - iii. Attached is a flyer prepared by the Michigan Dept. of Natural Resources and the Audubon Society regarding recommended proper placement of bird feeders in 'no bait' areas.
    - iv. As decks and balconies are owner responsibility, Board suggests placing bird feeders in those areas. Board also encourages all residents to be respectful of neighbor's wishes.
- 7. **THCA Units on the Market**
  - **For Sale:**
    - 342D Mariner's Cove one-bedroom - Listed for \$474,900
    - 218 West Shore - unfinished shell – Listed for \$699,000
  - **Contingent Sale:**
    - 348C Mariner's Cove two-bedroom – Listed for \$429,000
  - **Sold:**
    - 370 Mariner's Cove two-bedroom - \$490,000 (Closing late June)
- 8. Next Meeting Date & Time: Next Board meeting scheduled for Monday, July 8<sup>th</sup> at 4:00 PM via Zoom.

**Date for Annual Meeting is Saturday, August 10<sup>th</sup> at the Saugatuck-Douglas Library from 10:30 to noon.**

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### Appendix A: Open Tasks

Unit #:	Date Created:	Description:	Task Id:
	10/13/2023	Mariners Cove garage electric panel--Quote	2429791
129 - B1	7/3/2023	Slider door	2352348
137 - B2	5/23/2024	Misc Items	2581164
143 - B3	2/26/2024	Give deck a once over	2520153
157 - B15	4/11/2024	Chunk of concrete	2553026
157 - B15	2/23/2022	Raccoon damage	1992949
190 - B12	9/27/2023	Posts for Patios	2416718
192 - B12	8/7/2023	Potential leak & dryer vent	2379313
200 - B11	6/7/2024	Exterior light bulbs out	2591591
342 A - B6	11/17/2023	Quote to replace front door & kick plate	2452664
342 B - B6	5/25/2024	Ants	2582361
344 C - B7	8/16/2023	Check deck posts	2386267
346 B - B8	6/3/2024	Front deck stair railing	2588570
346 C - B8	4/8/2024	Porch posts	2550249
346 D - B8	1/2/2024	Water leaking into the electrical panel	2479053
348 A - B9	3/21/2024	Front door, front railings	2538472
348 A - B9	5/23/2024	Gap in door and missing screen	2581319
348 D - B9	5/22/2024	Siding repair	2580211
348 D - B9	6/3/2024	Front door rust	2588577
348 D - B9	6/3/2024	Side deck wing wall siding	2588574
356 - B10	5/22/2024	Front door paint	2579890
366 - B10	6/7/2024	Siding on deck and deck door trim	2591692

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<b>Unit #</b>	<b>Date Created:</b>	<b>Description:</b>	<b>TaskID:</b>	<b>Date Completed:</b>
	5/14/2024	Dumpster doors	2574704	5/15/2024 13:56
	11/27/2023	Pond Fountain	2457349	3/11/2024 14:32
	2/21/2024	Habor Ct lights	2516716	3/1/2024 15:40
	9/14/2023	Inspect front deck post on Mariners Cove Buildings	2408350	3/11/2024 14:24
123 - B1	2/15/2024	Adjust slider wheels	2513421	3/4/2024 18:59
123 - B1	10/5/2023	Roof Leak - New Problem on 10/05/23	2423701	3/11/2024 14:11
131 - B2	8/25/2023	Window repair	2392938	3/11/2024 14:07
131 - B2	10/12/2023	water leak into living room	2428432	3/11/2024 14:14
131 - B2	9/11/2023	water leak onto living room floor	2405614	3/11/2024 14:08
131 - B2	8/31/2023	Casement window repair	2397244	3/11/2024 14:34
137 - B2	5/13/2024	Call back on painting job	2573850	5/22/2024 13:59
141 - B3	5/10/2023	Roof leak	2314218	3/11/2024 14:00
147 - B4	5/17/2023	Living room sliders.	2319499	3/11/2024 14:01
147 - B4	10/3/2023	Window seal	2421420	2/27/2024 15:39
153 - B4	3/4/2024	Replace downspout	2525090	3/13/2024 18:39
153 - B4	3/2/2024	downspout	2524188	3/5/2024 14:00
153 - B4	10/16/2023	removal of ornamental grasses	2430978	4/8/2024 17:07
157 - B15	4/22/2024	Siding off building	2559610	4/29/2024 15:35
192 - B12	8/7/2023	Leak	2379346	6/6/2024 13:14
196 - B11	4/3/2023	Screen Door	2287422	3/11/2024 14:07
342 B - B6	8/30/2023	342 A door	2396408	3/11/2024 14:08

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342 C - B6	7/17/2023	Railing Painting 342 C	2363078	3/11/2024 14:17
346 C - B8	9/26/2023	2 x 4 wood plank and mulch	2415836	1/5/2024 9:51
346 D - B8	2/16/2024	STR	2514038	3/11/2024 14:33
348 A - B9	10/9/2023	Railing on front entrance deck/screen door	2425836	5/30/2024 12:58
358 - B10	9/18/2023	paint	2410960	5/22/2024 13:47
368 - B10	12/27/2023	Lamp light out in front of 368 Mariner Cove	2475248	1/31/2024 13:04
372 - B10	4/23/2024	Potential photo eye problem	2560605	4/29/2024 15:38

# Bird Feeding Tips

## in areas with deer baiting and feeding bans

### Your actions matter!

We need your help to keep Michigan's deer and other wildlife healthy. In order to keep wildlife healthy, under a baiting ban please do not put out any "substance composed of grains, minerals, salt, fruit, vegetables, hay or any other food material, whether natural or manufactured, which may lure, entice or attract deer." Baiting promotes the unnatural concentration of deer and other wildlife, which increases the risk that diseases may spread.



The only way to guarantee that your birdfeeders won't act as bait or feed is to not fill them. However, with a little care, you can significantly reduce the likelihood that your feeders will attract deer.

### The following tips will help you enjoy feeding birds or squirrels legally, while protecting Michigan's deer:

- Use feeders that make it difficult or impossible for deer to access feed. Tube feeders, hopper-style feeders, and cage-style suet feeders all provide minimal access to deer, but still allow cardinals, woodpeckers, chickadees, and goldfinches to visit. Platform and fly-through feeders provide easy access to deer and other large animals and are not recommended.



- Use feeds that are less attractive to deer, but still enjoyed by your favorite backyard birds! Thistle seed, suet, and hummingbird nectar are much less likely to attract deer than whole or cracked corn, black oil sunflower seeds, and other seeds usually found in commonly-available bird seed mixes.



- Only put out the amount of feed birds will eat in one day. Empty feeders are less attractive to deer.
- Place feed and feeders in locations that are less accessible to deer. Deer can reach feeders up to about 5 feet off the ground or a packed snow surface. Place feeders at least 6 feet off the ground or snow surface to prevent deer from accessing feed.

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- Placing feeders directly next to windows is safer for birds; they are less likely to hit windows if feeders are within 3 feet of them. Placing feeders close to your home may also deter some deer from feeding at them.
- If you have an outside dog, feed birds above where the dog is. Birds will become accustomed to the dog, yet deer will not have access to the feeder.
- Securely install 4 foot or taller woven wire fencing around all your feeders to prevent deer from reaching over or through to feed or fence your yard with a woven wire fencing that is at least 10 feet tall to prevent deer entering. Fence height requirements will vary depending on the depth of the snow in your area.
- Keep the area around your feeders clean. Scattered seed on the ground under bird feeders can attract deer and other mammals. Place a platform, at least 5 feet off the ground, under the hanging feeder to catch all spilled feed. Clean this platform daily (if not more often, depending upon the spilled seed).
- Mess-free bird seed options are also available to purchase at stores, which will help reduce the amount of seed and seed shells beneath your feeders.

Following these guidelines will help reduce the chances that your bird feeding will attract deer, therefore helping to lower your chances of violating the baiting and feeding ban. If deer are still attracted to your feeder after following these guidelines, you may need to remove your feeder or take further action to deter deer from your feeding station.



If you have any questions about the baiting and feeding ban, please contact your local DNR customer service center.

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