

Edgewater Condominium
Board of Managers
Monthly Meetings

Called to order by:

Date: Saturday, April 16, 2011 Time: 8:30 a.m. Location: Lakeside Lounge

Members Present:

X	Jim Walsh– President
X	Elmer Kaprolat—1 st - Vice President
X	Mark Johnston—2 nd - Vice President
X (by phone)	Jim Parks – Treasurer
X	Ann Carden—Secretary
Vacation	Adele Harrington– Administrator
X	Gene Nicolas—Maintenance Supervisor

Guests:

Martha Bills, Westfield town supervisor
Joel Seachrist, Westfield town attorney

Discussion of Water Districts/Fund/Repairs

- Supervisor Bills gave the board an overview of the history and current situation of the town water districts and a fund set up for Edgewater:
 - Barcelona, Edgewater, and Forest Park were originally approached about jointly funding the water district; Barcelona opted out, Forest Park set up its own loan, and Edgewater chose to set up an operation and maintenance (OM) fund.
 - The OM fund was supported by a payment of \$50 per year from each unit, which was collected through town and county taxes.
 - The goal was to stop collecting the money when the fund grew to \$50,000, a mark that was hit four years ago. The fund now stands at \$52, 922.42 and continues to accumulate interest.
 - The fund can be used for updates on Edgewater property and repairs in the town portion of the water line, as well as any needed repairs within the West Route 5 water district, of which Edgewater is a part.
- The question was raised regarding what part of the water line on the Edgewater property belongs to Edgewater and what belongs to the town. Elmer stated that it was his understanding that the line to the meter belongs to the district and the line from the meter to the home belongs to the owner; Supervisor Bills agreed.
- The consensus from the town representatives was that the break at the pool building occurred on the town portion of the line. Edgewater can use money from the fund to make the repairs; the Village of Westfield (with which the town contracts for water repairs) would make the repairs and submit a bill to the town that would be paid from the fund.
- Supervisor Bills said she would e-mail Jim W. a copy of the map showing the Edgewater/West Route 5 water district; she also noted that the town code, which includes water rules, is located on the home page of the Town of Westfield website, townofwestfield.org.
- Supervisor Bills explained that the original water district plan was sized for future development and original owners, including those at Edgewater, paid for all of it; since then, original owners have been reimbursed – Edgewater received \$3,500 in its OM fund.
- Regarding connecting Edgewater to the town’s sewer treatment plant:
 - Supervisor Bills explained that the sewer ends on the other side of Forest Park (the pumping station is located at Gun Club Drive and Schulz Drive); it is the only sewer district in town.
 - Mr. Seachrist explained that the legal process for establishing a sewer district is to either establish a new district or extend an existing district; he said that there is no difference in legal cost. Edgewater could submit a petition to the town to look into the prospect of having a

sewer district or the town board can start the process on its own. Mr. Seachrist suggested that the town board make a motion on its own. Edgewater would be responsible for gathering letters or assembling a petition (not a formal one) stating that residents would like the town to explore the possibility so we can obtain cost numbers without committing to anything. He also said we would want to include the homes between Edgewater and Forest Park. He added that the town would accept electronic petitions as long as the site could easily be printed.

- He said the town would hire an engineer, map a plan and report on the total cost of the project, breaking it down by household. At that point, Edgewater can determine whether the project should be pursued.
- He went on to say that it would be an expensive project that would most likely be bonded over the course of years. An approximate cost is \$110/foot of 8” pipe (just for the line); about a mile and a quarter of line would be needed.
- Supervisor Bills said homeowners could be offered the option of paying upfront to save interest.
- Regarding what the bimonthly cost of sewer service would be, she said the cost is included in the water bill and that Forest Park pays a minimum of 76 cents every two months (this is 1.5 times the village rate)
- Regarding testing of the wastewater treatment plant:
 - Supervisor Bills explained that the town sends its testing to a lab in Erie. Elmer asked her for the contact information to compare pricing to the tester Edgewater currently uses in Brocton.

Open Session for Residents

- Janet Greene reported that the fans had been installed in the rec room and thanked the board.
- She also asked about the white construction trailer that has been parked at the corner of J and K buildings for several weeks; Ann will look into it.

Minutes from the Previous Meeting

Motion to accept:

Moved:	Mark
Seconded:	Elmer
Approved:	Yes

Maintenance Report – Gene Nicolas

- Creek fence has been put back up
- The downspouts on L and G buildings came down in the wind and have been repaired
- Blacktop bags to fill in potholes have been moved to the shop
- Winter posts have been taken out
- Downed trees are being cut up; starting to pick up piles of branches
- Installed stainless steel cable at holding tank; other had corroded
- Followed up on repairing the original repair by the rec room that wasn't fixed right the first time; was told it would be taken care of the first nice day
- Roto-tilled the sand filters at the wastewater treatment plant
- Repaired and reinforced the electric box at the wastewater treatment plant
- Needs to cut up tree by the garden and in process of taking down the broken tree in the entranceway
- Putting off reinstalling the beach stairs until end of April because of high winds bringing in drift wood; Elmer expressed concern about people going down anyway; board suggested the steps be put back in sooner rather than later
- Tried to repair compressor, but Jack's Welding couldn't do it; can still use it for air, but slowly leaks out
- Tim Sanderson repaired the N building receptacle electric boxes; Elmer suggested another electrician - Victor Murphy
- Pulled out grinder pump in holding tank – it was jammed up with some kind of cloth – and put other one back in; still needs to be checked out
- Beauty Pools measured for the cover, but didn't handle the coping; the rep said the coping project is on the scheduling board

- Submitted two quotes for lawn mowers for trade-in; LaPorte and Z&M Ag and Turf were almost the same – approx. \$5900; Elmer has a third vendor in mind and will also try to negotiate down the two existing bids
- Water shut-off valve map was submitted to board
- Mark mentioned that the cover of the fire extinguisher box at J building was off; Nick said a few of them were missing and it was on his list

Administrative Report – Adele Harrington (out of town on vacation, but submitted the following)

- Aside from the confusion the first week regarding payroll, the transition to BLB has gone well, as far as I know. I have been forwarding all checks and invoices to them. I’m a bit out of the loop since it is all off-site, but assume everything is okay.
- H stairs are underway. There was a slight delay as much of the crew was out-of-town for vacation the week of April 4. Nick confirmed that they were finished, but still need to be checked.

Treasurer Report – Jim Parks

- Jim P. reported that bank account still lists Adele as an authorized signer; BLB does not see any problem with this and recommended this continue
- His projection for the end of the year is that we will be \$12,000 over budget on revenue (assessments coming in) and \$26,000 over budget in expenses (capital work spilling over from 2010 and bills paid in January), going from a projected \$5,000 net gain to an \$8,500 net loss, which will come from surplus
- The entire year’s budget for snow removal has already been spent; electricity is over budget
- There will be some changes in accounting and salary lines
- He suggested holding some capital money (e.g., pool heater) until we have a better handle on where we stand

Motion to accept:

Moved:	Elmer
Seconded:	Mark
Approved:	Yes

Committee Reports:

- Personnel – Jim Walsh/Board of Managers
 - No report
- Rules & Regulations –Ann Carden
 - Currently reviewing rules and regulations handout (e.g., pool, rec room safety) and will revise once everything is updated
- Buildings and Grounds— Elmer Kaprolat
 - Provided feedback on water heater form; board thought it was OK to send out to residents
 - Brought up about large items like sinks and cabinets at dumpsters; Ann suggested the town be contacted to see about big pickups
 - There is another “sink hole” behind M and N buildings that needs to be fenced in
 - There is a boat with flat tires that is full of water and leaves that has not been moved in a year; need to locate owner
 - Asked Nick about the pile of picnic tables by sewer plant; Nick said he’s using them to replace old tables as they go; however, Elmer questioned whether they are in too bad a shape to even be replacements
 - Asked about the status of office stairs. Peebles was supposed to come down to give opinion on what needed to be done to come up to compliance; Jim W. suggested we have Jim Alexander get together with Peebles to see what should be done.
 - Asked about status of painting the office building – it should be painted the same as the rest of the buildings. Mark suggested painting the inside of the office as well, and Elmer suggested painting the laundry room.
 - Janet Greene asked about the prospect of installing heavy duty washers and driers. Ann responded that the board had looked into the possibility last year and decided that it wasn’t feasible because of room; Jim W. added that the board decided that there were more important

- projects that needed funding. Mark said he would be willing to get prices and find out about what happens if people don't use special detergent that high capacity washers require.
 - Asked Nick about when the snow fence would be removed; Nick said the crew was working on it on days when it wasn't so wet
 - Remarked that last fall's leaves have accumulated under bushes and around buildings and need to be cleaned up; Nick said it was on his list
- Social and Recreation— Jim Parks
 - Reported on last meeting and upcoming events; next meeting will be held April 25 at 6:20 p.m. in Lakeside Lounge
 - \$159 of the \$200 authorized for building supplies had been spent on cleaning supplies; the excess should be deposited back in our account
 - Janet Greene reported that she and some other residents have scheduled spring cleaning in social areas
- Reserves— Mark Johnston/Jim Parks
 - Reserves are where they need to be; Mark stressed the importance of continuing to put money in reserves

Correspondence

- None as of this time.

Old Business

- Mark will follow up with Bob Morton about building numbers

New Business

- Nominating committee – Jim Parks
 - Jim P. reported that members had been selected and approved by Jim W.: Jim P., Ann, Kathie Horst, Ruthie Petit, Sylvia Colbey, Kate Markham, and Jean Stebell; the committee will meet the week of April 18 to select candidates
- Shrubs on road-side of units – Ann Carden
 - Ann brought up that she had received several questions/comments about dead shrubs and the process for replacing them. Jim W. said there should be some consistency in the types of shrubs and standards for location and replacement. Jim P. pointed out that shrubs outside ground units are limited common property and should be replaced by the association; there is money budgeted for this under the ground maintenance line (\$6,000).
 - Mark moved that \$3,000 from the line be designated to replace, on a priority basis, bushes and other shrubbery that have been damaged by contractors, as well as dead bushes in front of units; Jim P. seconded. During discussion, Elmer said he would want an estimate before approving. Jim P. moved the issue be tabled until more information is gathered; Elmer seconded; approved.
- Inspection of lake-side balconies – Ann Carden
 - Ann brought up the overdue painting of lake-side patios and balconies that are not enclosed. Denny and Denny will be asked to stain the area, making sure to use dropcloths and identify areas for any structural deficiencies that need to be referred to a contractor.
 - Ann also inquired about whether it would be prudent to have the balconies inspected for structural integrity (e.g., loose railings); this will be tabled till next meeting.
- Beach stairs – Jim Walsh
 - Jim W. mentioned that the beach stairs need to be replaced; the project is not budgeted for 2011

Next Meeting: May 15, 9 a.m., lounge

Next Homeowners Meeting: Sunday, June 12, 2011, at 4 p.m.

Motion to Adjourn: Mark moved; Elmer seconded; approved