

Edgewater Condominium
Board of Managers
Monthly Meetings

Called to order by: Laura at 10am

Date: Monday, August 22, 2011 Time: 10am Location: Office

Members Present:

- Laura Peacock— President
- Mark Johnston—1st- Vice President
- Jeff Hoy—2nd- Vice President
- Jim Parks – Treasurer
- Ann Carden—Secretary
- Adele Harrington– Administrator
- Gene Nicolas—Maintenance Supervisor

Guests:

Ray and Sue Mapston— Sue thanked the Board members for their ongoing efforts to take care of the Edgewater Condominiums and grounds. Sue addressed the group about the improvements to the lakeside of N building with the wild flowers area which have already been done. She went on to propose a “Restoration Area” for the grassy area where they are trying to get some sod going again. Susan also recommended a sign to be installed like all of the new signs that were recently purchased. The cost from Morrison Sign and Fabrication for a similar sign would be \$66. Laura and Jeff recently went on a walk-around with Nick and discussed the erosion along the creek, and recommended to Nick that some of the leftover concrete from the pool work be put in the area to slow the erosion in that area.

Alice Seydel addressed the group in protest of any further expansion of the wildflower area. She is concerned about the lake view being compromised and taking away from the lawn space that is already limited. Susan Mapston provided the measurements for the temporary restoration area. It would be 50-feet wide and is in a distressed state currently and will continue to decline unless it is addressed. Bob Morton spoke on behalf of Elmer Kaprolat, in support of Alice’s protest.

Janet Greene—Landscape Committee update. Janet reported that she had some requests from owners to have an evergreen options for shrub replacement. They are compact evergreens and wouldn’t grow large like the ones we are removing from the front of the pool building. Also the Rec and Soc committee is making a \$300 to the Landscape Committee for a planting in front of the pool building where the large shrubs have been removed.

Minutes from the previous meeting:

Motion to accept:

Moved: _____ Mark _____

Seconded: _____ Jim _____

Approved: _____ X _____ Disapproved: _____

Maintenance Report – Gene Nicolas

- Pool building paint, rec.room floor, overhead door broken at bottom and will need replacement
- Stain lakeside of G/H—done. Exterior of units on G/H sides are faded, mismatched, and need staining sometime soon. May need to wait until fence.
- Drainage by J/K and G—contractors have been onsite this last week, evaluating the area. No quotes have been submitted yet. Jeff and Laura saw some drainage issues behind H when they did the buildings/grounds walk-around last week.
- Dumpster fence—Jim Alexander took a look at that last week, and will be submitting a price. The cement piers need to be redone and new pillars attached.

- Mark inquired about the speed limit signs installation. Jim added that there is no sign on exit road.
- Jeff is working with Nick about getting a list of the scrap metal that is onsite and needs removal. Nick suggested that perhaps some of the maintenance staff could remove it on their own time. Jeff added that there wouldn't be an insurance issue if a scrap dealer were to come to Edgewater to pick up the material only.
- Laura asked about the status of the baby pool. The paint did not adhere. It has been drained, cleaned, and repainted.

Administrative Report – Adele Harrington

- Distributed correspondence to the Board that was left by Norm and Marilyn Gollnitz at today's meeting.

Treasurer Report –

Motion to approve _____Mark_____ seconded _____Jeff_____ Carried ___X_____

- Capital project money has been spent through the end of July—perhaps over by \$1000 or so. There will be a net loss on the year, depending on what comes up for the next few months.
- Outstanding Assessments update—Adele, Jim, and Laura met with Amy at BLB regarding those that are in arrears. The numbers are about as expected.
- The branch manager at Lakeshore Savings has asked that the Board adopt their resolution for the banking. Jim Parks made a motion to accept their resolution and Mark seconded. All were in favor. Ann needs to sign it as the Association secretary.
- Mark asked about the status of our Reserves account, to which Jim explained that there is above the required 10% in a Reserve account. There was some discussion about if there were some (even if limited) additional funds available should an 'emergency' occur. Mark said he would like to see some of the landscaping work done, as a lot of work has been done by many people to get it underway.

Committee Reports:

Personnel – Laura Peacock/Board of Managers

- Job description for Maintenance Supervisor—inquired about the most recent job description that was done. Tabled for now, and will be added to executive committee for next month.

Rules & Regulations –Ann Carden—Laura reported on Ann's behalf--the Rules and Regs have been added to the website for feedback from the residents. Jim commented on a recent incident where a resident was sent a Warning Letter regarding a problem with dogs on the property.

Buildings and Grounds— Jeff Hoy

- Building maintenance forms—Jeff has been working with Nick lately regarding a variety of items. A template was made for identifying/organizing workload and maintenance tasks. The Board will look it over and make possible modifications to the form—it will be a work-in-progress for a while. Safety items could also be incorporated into this. Jeff mentioned the buildings/grounds walk-around with Nick and Laura which was conducted last week. A variety of issues were identified, one of the most major is the lakeside fence.

Social and Recreation— Jim Parks—Recent events: Rocking with the Roadrunners Summer Bash (pics on the website), Beach Clean-up and Hotdog Roast, Pre-season Bills Football game in the Lounge, Berry-picking Event. A new table and chair set was purchased for the pool area, and the older tables and chairs were given a fresh coat of white paint. A broken umbrella was repaired. A Committee meeting will be held August 24 at 10am in the Lounge

Reserves— Mark Johnston/Jim Parks—covered earlier in the Treasurer’s Report. There are various capital projects that will need to be considered for the future. Budget process will begin in September.

Correspondence:

- Gollnitz—enclosure request—will be covered separately outside of meeting because it came in during the meeting.

Old Business:

- Capital projects—discussed throughout the meeting. Deck restoration is a critical issue, so that further total replacement will not be required. The Abate report addresses the restoration of the remaining decks which have not been replaced. Preliminary budget work will begin soon.
- Satellite dishes—there has been ongoing discussion, but the new rules recommendations for this issue has been updated. Mark brought up a concern with the rules as stated—regarding that owners hire a contractor if damage is done to the roof. Board should hire the contractors for the roofs—not owners.
- Landscape report—given earlier
- WWTP update—Nick is training Tom Somerfeldt on the WWTP daily testing and evaluating. He is also training Tommy on the swimming pool testing and treatment.
- Mark asked about the status of the leaking on the enclosure of G1. Laura and Nick updated the Board that Craig Barber had been at Edgewater to repair the problem.

New Business:

- Mapston (N5)—grass restoration area—covered at the beginning of meeting. Board wants to walk the area before any decisions are made.
- Office Apartment and Deck—deck is being replaced. Staining should not be done until next season. The office apartment needs cleaning, painting, and updating (carpet and light fixtures). Window needs a re-sealing. Laura estimates that about \$2,000 could take care of the items that need addressed. A possible tenant has come forward and looked at it, but realizes it needs some work and doesn’t need to rent it right away—possibly end September. Mark made a motion that up to \$2,000 be spent to bring apartment up to a rentable condition. Jeff seconded. All were in favor.
- Tree health—especially behind M building. There is quite a bit of damage to large trees, probably due to insects. Nick had Johnny’s Tree Service on the grounds to evaluate the tree damage and those that might need to be removed or trimmed. A quote was submitted, but the Board wants to know what trees are recommended for removal. The treasury does not have the funds available to address the complete

issue at this time. The quote will be used for upcoming budget work. The Board will walk around with Nick to look at the trees next week. The tree contractor said that some ant poison should be put in the cavity of the tree where damage is presented.

- Lake side fence—covered earlier in the meeting. Will be a priority and added to the budget spreadsheet.

Next Meeting: _____ Saturday, September 24 _____ 9:00am in the office _____

Next Homeowners Meeting: TBA-

Ray Mapston expressed his thanks and respect to the Board and staff for the efforts at Edgewater.

Bob Morton—there is a new gray shingle on the ground by M building.

Motion to Adjourn ___ Jeff ___ ___ Jim ___

Time: 11:48

Upon Adjournment from Executive Session, the Board will walk the wildflower area.