

Edgewater Condominium
Board of Managers
Monthly Meetings

Called to order by: Lounge

Date: Saturday, September 24 **Time:** 9:00am **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

Minutes from the previous meeting:

Motion to accept:

Moved: _____ Jim P. _____

Seconded: _____ Ann _____

Approved: _____ X _____ Disapproved: _____

Maintenance Report – Gene Nicolas

- Update on the progress of the apartment
- Work on outside of office/apartment building
- Teaching Tom the WWTP testing
- Nick needs a trash pump (also called trench pump) for pumping out the main tank—especially in the winter time--which costs approximately \$400-600. Also need a weed-whacker, leaf blower, hedger, volt meter to check amps on running motors (clamp-on type). Mark suggested that Nick make up a list to describe what is needed, a description of, and approximate cost. Nick will do that sometime in the next week.
- One of the grinder motors at the WWTP burnt up with the last plug-up at the WWTP. Emerson pumps are used currently. Jeff asked if we considered any other brands of pumps. Nick explained the types of pumps we have been using in the past. Jeff has some information on grinder pumps, etc and will get the info to Nick and the Board.
- Ann asked about the status of the 50 dryer—was taken care of Friday.
- Ann asked about the dumpster fence—will be contracted out next year.
- Ann asked about drainage at G and H, also J and K. Nick will follow-up with contractors and request bids in writing.

Administrative Report – Adele Harrington

-- Insurance company is requiring a cushioning material under the swings. Wood chips was recommended. Mark suggested that we remove the swings, take down the swing set in the spring, and budget for a new playground item each year. There was much discussion. Jeff Hoy made a motion that we remove the swings, and Jim seconded. All were in favor.

Treasurer Report – Jim explained the budget and projections for the end of the year. He has updated the interest calculations, and included them in the accounting. A past-due letter has been created and

forwarded to the Association attorney. Jim sent out a proposed budget, and will be discussed further in the future.

Motion to approve _____Jeff_____ seconded _____Ann_____ Carried_____X_____

Committee Reports:

Personnel – Laura Peacock/Board of Managers—there will be an executive session following the Board meeting.

Rules & Regulations – Ann Carden – There were no comments on the revised rules that were posted on the website. Ann made a motion that with Mark’s revision regarding contractors, the revised Rules and Regulations go out to homeowners. Mark seconded, and all were in favor. The Rules will be sent to all owners and rental agency/real estate companies etc. Ann has done a second walk-around and will forward the list of cars not in compliance with parking stickers—notes will go out next week.

Buildings and Grounds— Jeff Hoy

- Jeff asked Nick to make up a list of all of the scrap metal items that are ready for salvage.
- Drainage was covered under the maintenance report.
- Chimney deterioration has been taken care of.
- Bat problem was addressed
- Painting behind lounge, pool building floor, office building
- Trees that may need cutting—a walk-around was done, but the work will need to wait until next year.
- Keys will be checked by a staff member and a Board member to verify that we have a working key for each unit.
- Ann mentioned pitting in the concrete on some of the balconies—N in particular. Some resurfacing and restoration will need to be considered in the near future.

Social and Recreation— Jim Parks

- Jim reviewed the numerous activities that have been sponsored by the Rec & Soc Committee:
 - Restored nature trail and purchased bench
 - Hosted trip to Crossroads
 - Sponsored Labor Day activities
 - Purchased mats for entrance to library and pool building
 - Purchased two storage boxes for pool building and area; may purchase third one for furniture
- The committee would like to replace lights in the lounge. Bids have been received, with Sanderson Electric being chosen to do the work. The committee is prepared to pay for installation and would like to sell the old light fixtures. The board told the committee to proceed with thanks.
- The committee is considering the future projects:
 - Placing permanent charcoal grills behind each unit and in pool area
 - Installing air conditioning for lounge
- The committee is now including a monthly calendar of events in the newsletter and on the website.
- October activities were reviewed.
- Janet Green asked about whether heat can be turned on in the gym during open gym time; Nick will set that up.
- Nick was asked about whether the smoke detector in the gym is working, because there are wires showing; he said it had been disconnected numerous times by a resident who smokes, but he will check to see if it’s operable.

Reserves— Mark Johnston/Jim Parks

- Discussed during treasurer's report

Correspondence:

- Pitingolo (H7) satellite dish request
 - The board approved the request as long as it follows Barber's suggestions for protecting the roof and that Nick is onsite to oversee the installation.
 - It was noted that the deposits for satellite dishes must actually be deposited, rather than just holding the check.
- Ballard complaint
 - Adele will send a warning letter to the tenant and owner (nuisance after hours, littering) and call the owner regarding the overall situation.

Old Business:

- Laura pointed out that the lakeside fences need to be replaced due to deterioration and safety issues; she will call several fence companies in the area to get pricing.
- Janet Green reported that shrubbery marked for removal/replacement has been replaced in front of C through H buildings.
- Laura addressed the status of the lawn care restoration behind N building: nothing can be higher than the fence; the area will be cut a couple times a year, if needed, so that it looks tended to and maintained; and, the blades on the mowers should be set high so they don't whip up dirt in the area. The creek area will be left alone so it can stabilize. Bob and Joan Morton asked about whether the slope behind the wildflower garden will be mowed; Laura said no.
- Laura reported that, although many trees are unhealthy (especially ones behind M building), that project will have to wait until next year due to lack of funding.

New Business:

- Ann said she would like to distribute a follow-up survey to the one last year to measure any changes in communication efforts. It should go out in the next newsletter and will be posted on the website.
- Ann also asked about the possibility of getting a charge card to pay for the website hosting service, rather than her paying for it and getting reimbursed. Jim moved that the board apply for a charge card with a credit line of \$750; Ann seconded; approved. Laura will follow up with the bank. Mark suggested setting up internal rules on what it can be used for.
- The Mortons asked about removing brush behind their unit that is blocking their lake view. Laura said she has reviewed the site and that maintenance crews have been told to cut no lower than the fence; however, it is not safe for the workers to go any further than they already have because the area cannot be reached safely. The work requires a professional, but Jim said it was doubtful that it would be able to be included in this year's budget. The board did not object to the Mortons getting prices.
- Bob asked about whether the beach stairs were going to be replaced. Laura said that the project has been on the list of things to do for five years and is still in the long range plan; however, other capital projects have taken precedence. Joan inquired about the status of a work order she had put in regarding overgrown brush in the area. She stated that much of the brush next to the stairs has not been trimmed and what has been cut has been left there. Nick said his crew started to clean up the cuttings, but had to turn their attention elsewhere. Nick said the stairs would be removed this week. He added that the pool is already shut down, but not drained; the pool chairs will be left out for a while. The baby pool is drained

Next Meeting: October 22, 9 a.m., lounge

Next Homeowners Meeting: TBA-

Motion to Adjourn

Jim moved; Jeff seconded; passed. Meeting adjourned at 11:05 a.m.

Time: