

Edgewater Condominium Board of Managers  
Monthly Meeting

Called to order by: Laura Peacock, President

Date: November 30 22, 2011 - Time: 8:00 p.m. - Location: Lounge

**Members Present:**

- Laura Peacock– President
- Mark Johnston—1<sup>st</sup> Vice President
- Jeff Hoy—2<sup>nd</sup> Vice President
- Jim Parks – Treasurer (via telephone)
- Ann Carden—Secretary
- Rick Clawson – Administrator

**Minutes from the previous meeting:**

**Motion to approve:** Mark, moved, Jeff seconded. **Approved**

**Maintenance Report – Rick Clawson (in Nick’s absence)**

- The drainage project in front of the J and K Buildings is nearly complete. There is an issue with damaged walks. The contractor will be notified.
- A contractor looked at the scrap metal in the basement and is not interested in it. Rick suggested that the employees be allowed to remove the metal and recover whatever value for their time and effort. After some discussion the board agreed to the proposal.
- A programmable thermostat has been installed in the gym with another proposed for the lounge.

**Administrative Report – Rick Clawson**

- The office is scheduled for painting beginning December 1.
- The storage units have all been numbered and a list is being compiled of which number each renter has.
- Notary services are now available through Rick, in the office, normal hours. There is no charge for the service.
- Rick reported that the copier can also be utilized as a printer, which can be used for better quality printing. The scanner and fax still need to be upgraded. Jeff requested that Rick provide proposals for the Board to review.
- The apartment over the office is now rented on a six-month lease.

**Treasurer’s Report – Jim Parks**

**Motion to approve:** Jeff moved, Mark seconded. **Approved.**

**Committee Reports:**

Personnel – Laura Peacock/Board of Managers

- Laura requested that Rick be allowed to continue with extended hours through the month of December to assist with past due assessments.
- An additional signer is needed for checks. Laura and Ann are unavailable most of January.
- An Executive Session will be held immediately following the regular meeting.

#### Rules & Regulations –Ann Carden

- In response to homeowner Mitch Rubin’s request to re-visit the requirement that cats be leashed, Ann said she would review the current rule and report back at the next meeting.
- There is still an ongoing issue with untagged vehicles. Rick and Nick will work during December to try to track the owners down and make sure they have a proper Edgewater Resident tag.

#### Buildings and Grounds—Jeff Hoy

- Five trees that were damaged during the recent wind storm have been removed; the stumps remain to be ground.
- Jeff spoke to the electric company about tree trimming. The department said they are not responsible, and will not trim any of the trees.

#### Social and Recreation— Jim Parks

- Nothing to report.

#### Reserves— Mark Johnston/Jim Parks

- Nothing to report.

#### Correspondence:

- Deb Kindren-Christina requested permission to add windows in her master bathroom. Board discussion ensued, resulting in denial due to concerns for structural integrity of the building. Rick is to contact her via phone and follow up with a letter outlining the reason for denial.

#### Old Business:

- Ann requested that residents in areas where snow is pushed during the winter season, be notified to make sure they park their cars in appropriate locations.

#### New Business:

- Janet Greene reported that the sidewalks at the drainage project are now cracked and create a serious safety issue. Rick was assigned to contact the contractor and resolve the issue.
- It was reported that the middle deck on the D building is warped. Rick will contact Alexander and get the situation corrected.

**Next Meeting:** January 23, 2012, 3:00 p.m.

**Next Homeowners Meeting:** TBA

**Motion to Adjourn:**

Jeff moved, Ann seconded. Approved. Adjourned at 8:55 p.m.