

**Edgewater Condominium Association
Board of Managers
Monthly Meeting Agenda**

Called to Order by: Laura Peacock (via telephone)

January 23, 2012, 3:00 p.m. - Lakeside Lounge

Members Present

Laura Peacock, President (via telephone)
Jeff Hoy, 2nd Vice President
Jim Parks, Treasurer (via telephone)
Ann Carden, Secretary
Rick Clawson, Administrator
Gene Nicolas, Maintenance Supervisor

Minutes from previous meeting

- Approval of the December minutes was postponed because Board members did not receive them in time to review.

Maintenance Report - Gene Nicolas

- Requested permission to purchase snow stakes to identify the walkways. Approved; purchase using the debit card.
- Discussed purchase of a trash pump; Jeff Hoy requested that Nick obtain pricing from multiple sources and report back at next meeting.
- Nick outlined issues with gutter positioning, resulting in spillover. He will contact the installer, Barber Construction, to review and repair them.
- Mick Davis requested that the maintenance staff look into algae build-up, particularly on the C building. Nick will take care of the problem and report at next meeting.

Administrative Report - Rick Clawson

- Rick gave an update on the grape harvest for the past two years. One check in the amount of \$1576.49 was received for the 2009 season and another check for \$1963.13 will arrive sometime in February.

- It was requested that consideration be given to amending the by-laws to require all renters to register at the office. Considerable discussion followed to be continued at a future date.
- Rick suggested that he be authorized to contact homeowners that are in arrears. Jim Parks will work with Rick and draft a letter to be sent.

Treasurer's Report - Jim Parks

- Motion to Accept:
- Moved: Jeff Hoy
- Seconded: Ann Carden.
- Approved

Committee Reports:

Personnel - Laura Peacock/Board of Managers

- Nothing to report

Rules & Regulations - Ann Carden

- Ann addressed the question Mitch Rubin raised at the November meeting. Mitch requested that the Board review the section on pets in the by-laws. He had requested that cats be allowed to run free throughout the grounds. After lengthy discussion the Board decided to enforce the rules, without modification. Rick was instructed to write a letter to Mitch informing him of the decision.

Buildings & Grounds - Jeff Hoy

- Jeff responded to an email written by Janet Greene regarding pine sap covering cars by the K building. Jeff asked Rick to contact Janet and tell her that the pine sap issue, as well as other landscaping issues, will be addressed this spring.

Social & Recreation - Jim Parks

- Nothing to report

Reserves - Jim Parks

- Jim suggested returning \$10,000 back into the money market account. No vote was taken, although the Board members voiced approval.

Correspondence:

- Email from Janet Greene regarding pine pitch issue. (see Buildings & Grounds report above)

Old Business:

- Nothing to report

New Business:

- Laura discussed the resignation of Mark Johnston. Homeowners have been contacted and a ballot will be sent out to all on February 1st. The ballots will be ready at a Special Election meeting on February 18th at 2:00 p.m.
- Jeff asked Rick to send a mass email to all homeowners asking for volunteers to assist with Spring Project Planning. Discussion followed offering ideas, including replacing the lake side fencing. Mick Davis suggested the committee give some thought to replacing some of the trees on the lake side of the properties.

Next Meeting: February 25th at 9:00 am in the Lakeside Lounge.

Motion to Adjourn:

- Moved: Jeff Hoy
- Seconded: Ann Carden
- Approved
- Meeting adjourned at 4:30 p.m.