

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

**Called to Order by: Laura Peacock**

**February 25th, 2012, 9:00 a.m. - Lakeside Lounge**

**Members Present**

- \_\_\_ Laura Peacock, President
- \_\_\_ Jack Horst, 1<sup>st</sup> Vice President
- \_\_\_ Jeff Hoy, 2<sup>nd</sup> Vice President (via Skype)
- \_\_\_ Jim Parks, Treasurer (via Skype)
- \_\_\_ Ann Carden, Secretary
- \_\_\_ Rick Clawson, Administrator

**Guests**

Janet Greene, Elmer Kaprolat

Laura asked if any of the guests had any comments.

- Janet reported that there are lights out at unit N-8 and the 2<sup>nd</sup> floor of J Building.
- Elmer suggested that the Board look into purchasing a golf cart for Nick's use, rather than Nick running his truck all over the grounds.

**Minutes from previous meeting**

December:

Moved: Ann Carden

Seconded: Jim Parks

Approved

January:

Moved: Jeff Hoy

Seconded: Ann Carden

Approved

**Maintenance Report** - Rick gave the maintenance report for Gene Nicolas

- Occupancy sensing light switches have been installed in the office laundry area and the storage area adjacent to the lounge laundry. A different type of occupancy sensor will need to be obtained for the lounge laundry because it is a three-way switch.
- Programmable thermostats are now installed in the lounge, gym and office.
- A different proposal for a trash pump was submitted because the previous pump is no longer available. Jim Parks made a motion approving the pump; Jeff Hoy seconded. Approved.
- New hand rails for restrooms have been ordered and will be installed as soon as they arrive.
- Due to the unusually snow-free weather, spring cleanup is underway and Nick has been repairing broken pavement.
- Nick asked if the Board could look into previous Cost of Living increases.

#### **Administrative Report - Rick Clawson**

- Rick reported that he has drafted a Project Proposal letter and is forwarding it to various contractors.
- The internet has been changed from DSL to Cable and we will be attempting to use Skype for communication with off-premises board members at meeting time sale/rent

#### **Treasurer's Report - Jim Parks**

- Jim presented the treasurer's report and has moved \$15,000 into the reserve fund.
- He asked that any future concerns from owners be presented in writing to give time for adequate research to prepare answers.
- He also voiced concern that deposits from B&LB were not being done in a timely fashion.

#### **Motion to Accept:**

Moved: Jack Horst

Seconded: Ann Carden

Approved

#### **Committee Reports:**

#### **Personnel - Laura Peacock/Board of Managers**

- Laura reported that personnel reviews need to be done as soon as possible.

### **Rules & Regulations - Ann Carden**

- Ann asked Rick to notify the owner of Unit M-2 that their front-facing curtains do not meet the requirements as set forth in the Rules & Regulations.

### **Buildings & Grounds - Jeff Hoy**

- Jeff discussed the meeting that was held last week for upcoming projects. He will detail more at next month's meeting.

### **Social & Recreation - Jim Parks**

- No report.

### **Reserves - Jim Parks**

- No report.

### **Correspondence:**

- A request was read from Norm & Marilyn Gollnitz L-2 to install a door with a rectangular window section. After considerable discussion the request was tabled until next month so the board could review and present size and design specifications for allowable doors. General consensus is that only three designs should be allowed
- A memo was read from Albert Clody C-8 suggested a means to fill Board vacancies without holding a special election. Laura reported that unless an amendment was drawn up, that the election followed proper procedure.

### **Old Business:**

- None

### **New Business:**

- Rick reported that paving contractors have been contacted regarding the exit drive repaving project and that Nick would be meeting with Kingsview Paving on Thursday, March 1 to review the project.
- Relocation of dumpster was discussed. The board felt that the present location is the best place for the dumpster. It was requested that Rick contact Bestway Disposal to request that they do not turn their truck around on the blacktop because it is causing excess damage.
- Laura discussed standardizing the Board Meetings. The Board will meet on the 4<sup>th</sup> Saturday of each month at 9:00 a.m. in the office, for the next

three months. The newsletter can be published the first week of the following month.

- The Board reviewed the fence replacement proposals. After considerable discussion it was tabled for further review. Jack Horst and Jeff Hoy will work together with Rick and Nick to come up with solutions.
- There was discussion by the Board to make sure the pool is open Memorial Day weekend without fail.

Next Meeting: Saturday, March 24, 9:00 a.m. Office

Motion to Adjourn:

Moved: Jeff Hoy

Seconded: Ann Carden

Approved

The meeting was adjourned at 10:35 a.m. and the Board went into executive session.