

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

Called to Order by: Laura Peacock

March 24th, 2012, 9:00 a.m. - Office

Members Present

- ___ Laura Peacock, President
- ___ Jack Horst, 1st Vice President
- ___ Jeff Hoy, 2nd Vice President
- ___ Jim Parks, Treasurer (via Skype)
- ___ Ann Carden, Secretary
- ___ Rick Clawson, Administrator
- ___ Gene Nicolas, Maintenance Supervisor

Visitors:

Joan Morton, Bob Markham, Kate Markham, Ann Fago

Open Forum:

- Kate asked when the bushes around the bike racks in overflow parking would be addressed. Jeff responded that all grounds need to be addressed and would be as soon as time and weather permit.
- Bob had questions regarding the rocks near the creek bank and asked permission to paint them so they would blend better with the background. Although there was no vote taken, the board voiced approval as a temporary solution.
- Ann Carden, speaking as a homeowner, complained about birds in her chimney. Nick said it was an ongoing issue due to the design of the chimney caps. He will look into it and see if he can help.
- Both Joan Morton and Ann Fago asked about tree/brush trimming between the fence and lake. It was explained that the DEC has instructed us that we can only trim level to the top of the fence. Joan asked about the quotation she presented last fall for trimming. She was asked to bring the quote to the office and Rick can have Great Lakes Tree Trimming review it.

Minutes from February meeting

- Motion to accept by Jack Horst; seconded by Jeff Hoy. Approved.

Maintenance Report - Gene Nicolas

- Nick reported that the snow fence and plow posts have been removed and spring cleanup has commenced.
- The lake side of G building has been painted and the moss has been cleaned off the stairs on buildings C, D, K, L, M, N
- The trees have been cut down at the walking path along the creek
- He has contacted Jim Alexander about the landing repairs at buildings C and D.
- The park benches have been repaired and are ready to set out.
- The ladies restroom at the pool building has been painted.
- Flower boxes have been repaired. Jack suggested he look into purchasing plastic ones for replacements.
- Pool cleaning is underway and Nick assured everyone the pool will be ready for use by May 1st, as usual.
- He requested the board authorize the purchase of a new power washer. Jeff made a motion and Ann seconded to purchase a power washer not to exceed \$600 plus applicable taxes. Approved.
- Jack asked Nick if his crew was capable of repairing the pool fence. Nick assured the board that they could replace damaged top rails, reset and straighten the posts.
- Nick said he talked to Barber Construction about roof water runoff and gutter issues at several of the buildings. The roof construction and drip edge fall behind the existing gutters, causing water to spill down the side of the buildings. Barber, reluctantly, will fix the issue.

Administrative Report - Rick Clawson

- Rick requested authorization to purchase a dehumidifier to help alleviate dampness issues in the pool building basement. High humidity is always present and lighting and structural components are rusting. Laura said a vote is not necessary because it is not a costly item.
- Jack had expressed concern that Rick is using his own desktop computer. Rick explained that the old laptop computer is really not suitable for daily operations and offered to sell the one he is currently using for \$1000.

Replacement cost for one equally equipped would be over \$1500. No action was taken pending further review.

- A proposal was presented for a new playground meeting insurance standards (CPSC compliance), costing roughly \$2100 as well as a certified cushioning material costing \$900 per ton. Jim Parks recused himself from participation because he did not have the information in front of him. There was considerable discussion with some board members expressing that it was extravagant and unsightly and perhaps a cheaper, more basic system was more suitable. Discussion was tabled for further review.

Treasurer's Report - Jim Parks

Motion to accept by Ann Carden, seconded by Jack Horst. Approved

- Jim discussed the current situation regarding bank deposits. B&LB collects mail daily, but only makes deposits once a week.
- Joan asked about collection of homeowners in arrears. Laura told her that will be addressed in executive session.

Committee Reports:

Personnel - Laura Peacock/Board of Managers

- Nothing to report

Rules & Regulations - Ann Carden

- Nothing to report

Buildings & Grounds - Jeff Hoy

- Jeff presented and explained the project list (attached Item #1)

Social & Recreation - Jim Parks

- Jim reported that a few activities were planned for March and April, including a ride on the Chautauqua Belle, a visit to Panama Rocks.
- The annual Treasures Sale will be held June 30th

Reserves - Jim Parks

- Jim reported that reserves are at \$30,449.

Correspondence:

- Email from Janet Greene regarding pine pitch issue. There was discussion about both pine pitch and berry issues from trees around the complex. Rick

will obtain a quote from Great Lakes Tree to remove the offending trees and Jeff would be in touch with the Landscaping Committee for recommendations on what, if anything should replace them.

Old Business:

- Door/window specifications. Jack presented a proposal for acceptable door/window specifications. Jeff made a motion to accept the proposal. Jim Parks seconded. Approved. (Attached Item #2)

New Business:

- There was discussion about the exterior wall on the east side of G building. Laura said she and Rick met with contractor Mike Stratton and he believes it is not a mold issue, but one caused by poor water runoff. The pitch should be changed and an additional downspout should be added to the existing gutter. No action was taken.
- Laura announced the Annual Meeting would be held on the second Sunday in June (June 10th) at 4:00 p.m. per the by-laws. There will be two vacancies to fill and she appointed Jack Horst to select a nominating committee.
- Jack requested that Nick and Rick create draft procedures manuals for some of the ongoing tasks: Water System Readings; Waste Treatment Procedures; Pool Startup/Operation/Seasonal Shut Down. They will present them at the next regular meeting.
- Nick was reminded that when a homeowner requests maintenance to be performed, that he ask them to come to the office and fill out the appropriate form.
- There was discussion on lakeside fence replacement. Jack suggested that because there is only \$7500 budgeted that perhaps a one-time special assessment in the amount of \$150 could make complete fence replacement possible this year. Considerable discussion followed with a vote to have Active Fence, Ashville, NY replace \$7500 worth of fencing this year. The motion was made by Jack Horst, seconded by Jeff Hoy and approved.

Motion to Adjourn by Ann Carden, seconded by Jeff Hoy. Approved.

The Board went into executive session to discuss delinquencies recovery procedure

The next meeting will be held April 28, 2012 at 9:00 a.m. in the Office.