

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

**Called to Order by: Laura Peacock
May 26th, 2012, 9:00 a.m. - Lakeside Lounge**

Members Present

- ✓ Laura Peacock, President
- ✓ Jack Horst, 1st Vice President
- ✓ Jeff Hoy, 2nd Vice President
- ✓ Jim Parks, Treasurer (via Skype)
- ❖ Ann Carden, Secretary (absence excused)
- ✓ Rick Clawson, Administrator

Minutes from previous meeting

Motion to accept made by Jeff Hoy, seconded by Jack Horst and carried

Administrator's Report - Rick Clawson

- Reported that the tree in front of K Building has been removed and the lakefront trimming will commence soon. (see Old Business)
- Progress is being made with delinquent accounts and will continue with phone calls and letters.
- The deck restoration on four of the building will be scheduled as soon as a second bid is obtained.
- The swimming pool is now open. The wading pool needs repairs which should be completed mid-June, weather permitting.
- The swing set mulch has been installed and there are plans to paint the frame as time permits this summer.
- The locks have been changed on the pool entry doors and have been combined with the exercise room key. One key now allows entry in both areas.
- Safety concerns were discussed. Drug paraphernalia has been found in the lounge laundry room. Residents were advised to keep doors locked when their unit is unoccupied and report and suspicious activity to the police.
- New office hours are 7:00 a.m. to 3:00 p.m. Rick lives on the grounds over the office and his cell phone number is posted as well.

- It was announced that a \$100 Anonymous Donation to Landscaping.

Treasurer's Report - Jim Parks

Motion to accept made by Jeff Hoy, seconded by Jack Horst and carried.

Committee Reports:

Personnel - Laura Peacock/Board of Managers

- Personnel changes were discussed. Rick is now full-time administrator, overseeing day to day operations. Nick's position has been reduced to part-time and he and all employees report directly to Rick. Residents were advised that all questions or concerns should now be directed to the administrator.

Rules & Regulations - Ann Carden

- Absent - nothing to report

Buildings & Grounds - Jeff Hoy

- The deck restoration project appears as though it will come in within our budget. We are waiting on one more bid before we can begin.
- Jeff will meet with both Jack Horst and Jim Parks to review past and present Capital & Maintenance Projects

Social & Recreation - Jim Parks

- There will be a "Welcome Back: get together ... June 9 - Pool Building
- The Social and Recreation Committee's next meeting will be June 12, 10 a.m. in the Pool Building

Reserves - Jim Parks

- Jim reported that even after the deck restoration project is complete there will be adequate funds left in the Reserves Fund.

Correspondence -

- Dr. & Mrs. Victor Krym (C-5) - request for Patio Enclosure. A motion was made by Jack Horst, seconded by Jeff Hoy and carried to approve the request.
- Ruth Pettit (F-2) - request for Patio Enclosures. A motion was made by Jeff Hoy, seconded by Jack Horst and carried to approve the request.

- Trudy Bayer (G-1) - request to modify window. There was discussion regarding structural integrity and Rick reported that the window is being lengthened and that the integrity would not be altered. Jack Horst made a motion to approve the modification, Jeff Hoy seconded and the motion was carried.

Old Business:

- Laura Peacock announced that the Annual Meeting will be held the second Sunday in June at 4 p.m.
- There was discussion of the required Financial Review for 2011. Jim said he has been in contact with Johnson, Mackowiak and Associates and is waiting for proposal costs before moving forward.
- Jack Horst asked that we obtain at least one more bid on the lakeside brush trimming before moving forward. Rick will contact at least one more company and email the board members for approval to proceed.
- Jack Horst dropped the idea of having Nick prepare a WWTP Manual for the time being.

New Business:

- Satellite Dish request - Roberts - \$250 deposit received. A motion to approve was made by Jack Horst, seconded by Jeff Hoy and carried.
- Rick reported on a drainage issue at G Building. One proposal has been received and he will get at least one more and report back to the board.

Next Meeting: July 21st, 9:00 a.m., Lakeside Lounge

Motion to Adjourn:

Jeff Hoy made a motion to adjourn, seconded by Jack Horst and carried at 10:25 a.m.