

**Edgewater Board of Managers
Meeting Minutes June 28, 2012**

I. In attendance

Board Managers present

Laura Peacock, President

Jack Horst, 1st Vice President

Jeff Hoy, 2nd Vice President

Jim Parks, Treasurer

Ray Mapston, Secretary

Administrator – Rick Clawson

Four Homeowners

2. Called to order at 6:00pm by President, Laura Peacock
Opportunity for comments from the floor. No comments.

3. Minutes from previous meeting

Approved. Motion to accept by Jeff, seconded by Ray

4. Administrator's Report

-- Arrears update. Listing report on the record in association with these minutes

--Deck restoration status

--Wading pool repair

--Speeding concerns

--G building drainage problem and bids

--Website update

5. Treasurer's Report –Jim Parks

Provided a thorough update on financial issues. Included formal Treasurer's Report with section on balance sheet, statement of financial condition and general. The report is on the record.

Expenses in June to repair the baby pool more than expected and we will probably exceed our projected capitol total when deck repair is completed, but expect to have a positive net income and be close to budget at year end.

Report approved with acknowledgement of Jim's impressive work on financial issues. Motion to accept by Jeff and seconded by Ray.

6. Arrears Review

Report and discussion on problem with homeowners in arrears. Went over arrears report which covered all accounts in arrears over 90 days and is on the record. Discussed how to handle. Addressed proposed policy on waivers. Jim concerned about precedent of waivers and emphasized the need to establish criteria. Emphasis on staying on top of this. Motion approved that the board will vote on each case. Jim made motion, seconded by Jack.

Waiver request by one homeowner in attendance approved due to special circumstances.

Question from one homeowner in attendance regarding how much money is collectively involved. Jack said about \$500.00.

Decided to write off last 3 on list.

7. Deck Repair

Work should begin in August according to contractor. People in upper units may need to find other quarters when work is being done.

8. Speeding Issue

Speeding a growing problem. We need to do something on this including bumps to slow down drivers.

Administrator will handle.

9. G Building drainage

Administrator explained the issue and status. Bids of \$1,950 and \$ 3,060. Board decided to accept the lower bid. Motion by Jack, second by Jeff.

10. Bat Issues

Dealing with one in C building. Rick discussed plan to install bat houses. Already installed.

11. Contract with B and B

After discussion and evaluation of pros and cons, decision to continue to engage with B and B through 2013. Motion by Jim, seconded by Jeff.

12. Water Treatment Issues

Disposal of diapers and swiffer pads a big problem. Ray emphasized that our advisory system is not working and we need to take more extreme measures. Various options discussed. A screening system possibility will be evaluated by Jeff and he will report on findings and recommendations.

13. Rules on Dogs

Discussed issue regarding rules on dogs with emphasis on dogs owned by renters. Need to develop an approach to handle long term.

14. Buildings and Grounds

--Jeff gave a report on the good progress being made in landscaping around Edgewater. Good example of team work. A number of people contributing.

--Landscaping Committee provided a brief report and requested \$ 2,000.00 allocation. Approved by the

Board. Motion by Jeff, second by Jack.

--Discussed making landscaping a standard meeting agenda item. Agreed this would be a good idea.

--Pool building agreement. Rick has developed an agreement to be used when pool building is being reserved. A good idea and should help alleviate possible misunderstandings.

15. Request to install an air conditioning system

Homeowners in a downstairs end unit submitted and explained a request to install a ductless air conditioning system. The system would include a relatively small condenser unit with quiet technology which would be on common ground next to the external wall. Because this would be a deviation from an existing rule, emphasis was made that this request needs to be evaluated with respect to rules and regulations. Ray was assigned to review the request in relation to rules and regulations and report findings to the board.