

## MEETING MINUTES

Edgewater Board of Managers, Meeting Date: July 21, 2012

- A. In attendance
  - 1. Laura Peacock, President
  - 2. Jack Horst, 1<sup>st</sup> Vice President
  - 3. Jeff Hoy, 2<sup>nd</sup> Vice President
  - 4. Jim Parks, Treasurer
  - 5. Ray Mapston, Secretary
  - 6. Administrator- Rick Clawson
  - 7. Homeowners-two
- B. Called to order by president at 9:00 am Lakeside lounge
- C. Comments from the floor-none
- D. Minutes of June 28, 2012 meeting – Approved with motion to accept by Jack, second by Jeff.
- E. Minutes of July 11, 2012 special meeting –Approved with motion to accept by Jeff, second by member not recorded.
- F. Administrator’s Report – Rick Clawson
  - 1. Delinquency update- Report provided and on the record.
  - 2. Deck Restoration- On track for mid August. Need to notify residents affected.
  - 3. Speeding concerns – Speed bumps as installed seem to be a good solution. Slowing vehicles down. Some favorable comments by homeowners.
  - 4. G building drainage update – Done. Should take care of problem. Laura wants to know if there is guarantee that it will work. Cut the Time Warner cable.
  - 5. Time sheet approval –Rick requested authority to sign time sheets as he is most familiar with time worked by staff. Board approves Rick doing time sheets.
  - 6. Pool building basement –Bad situation. Walls need to be repaired. Estimated \$600.00 to foam. Decision to proceed if satisfactory feedback on the process. Main pump may be failing. Ray emphasized understanding by residents on delay in getting into pool since maintaining health standards is critical.
  - 7. Website update-Added live calendar
  - 8. Rebuild stairway to lake – Discussed need for improvement including replacement of footings.
- G. Report on mysterious water leak – Jim provided an interesting report on the mysterious water leak in the Park’s unit.
- H. Treasurer’s report – Jim provided written reports and they are on the record. Trends are holding. Getting closer to budget. Expect positive net income. Approved with motion to accept by Ray and second by Jack.
- I. Committee Reports

1. **Personnel-** Laura reports nothing to address at this time. Ray asked about pay policies, standards and process for upgrading the pay of a new employee who is performing well. Laura reported possible pay upgrade should be addressed in November.
  2. **Rules and Regulations**
    - a. Laura and Ray reported that some work has been done, but need time to develop complete and updated rules and regulations, especially on installation of air conditioning systems.
    - b. **Acceptable uses of lounge-** Considerable discussion. Agreed we need to implement more definitive policy and guidelines. Strong opinion that should not be used as sleeping quarters.
  3. **Buildings and grounds.**
    - a. **Landscaping** –Jeff read a thorough report on activities by the landscaping committee, noting that considerable work had been done on beautification thanks to efforts of a number of people. Landscaping improvements in front of pool building noticeable.
    - b. Jeff provided drawing of and discussed a wire mesh system that might help with human waste problem.
  4. **Social and recreation** – Jim gave a report on activities and noted they have gone well including trail improvement, trip to Papa’s and breakfast at Jack’s. The secretary took an associated personal note regarding the superb work that is being done on social and recreation activities.
  5. **Reserves** –Jim says holding steady. About \$70,000 in checking account.
- J. New Business**
- a. **Protocol on discussion of issues** – Ray emphasized importance of healthy discussions within the board and need to strive for more pro and con discussions before taking votes and making decisions. Such deliberations will help us make well- thought out, prudent decisions on behalf of the Association. Key phrase emphasized ” time is precious, but so is our integrity as a Board of Managers”.
  - b. **Kayak storage area** – Request (on the record) by a resident to secure kayaks temporarily in the cove of trees at top of stairs since is more convenient. Noted that kayak use is growing and we need to do something as some are stacked against buildings. Much discussion on best approach. Suggestion by Jim to purchase and install a small rack to be located where boats are stored. Have rick staff out and allocate up to \$1,500.00 without further board approval. Motion made to accept this approach by Jack and Jeff.
  - c. **Complaint on privacy issue** –  
Complaint by letter (on the record) expressing concerns about incidents regarding lack of respect for other people’s privacy in the condos. Thorough discussion of the issue , basis for complaint and how to handle. The board decided to look further into the matter.
  - d. **Request for wi-fi**  
Written request (on the record) suggesting we establish wi-fi for Edgewater. Discussed need, possibilities and how best to proceed. Mention of a survey to determine interest of homeowners. Decision made later on to put a hold on this.
  - e. **Patio enclosure request**

A homeowner submitted a request for approval (on the record) to install a 3-season patio enclosure and screen room. Homeowner was present at the meeting and discussed the project with the board. It was decided that the board needs more detailed drawings etc. before formal approval. Homeowner agreed to submit formal application later on with more detailed information.

f. **Complaint regarding notice of unpaid dues**

A homeowner submitted (on the record) a strong complaint letter regarding unpaid dues. Discussed the letter, the unpaid dues involved with the complaint and how to best manage and respond. Decided that the Association Treasurer will talk with her and work on a possible solution.

K. **Adjournment**

Motion and second to adjourn by Jeff and Jack. Meeting adjourned at approximately 10:25 am