

Edgewater Condominium Association

Board of Managers Meeting Minutes

- A. Meeting date: August 18, 2012
- B. In Attendance
 - 1. All Board Members participating--Jeff via computer
 - 2. Administrator, Rick Clawson
 - 3. Eleven homeowners
- C. Meeting called to order by president at 9:05 am.
- D. President opened meeting with opportunity for comments from homeowners
 - A homeowner expressed concerns and asked questions about possible air conditioning equipment on end (side) of buildings and process for approval. Laura and Jim explained the Approval process.
 - A homeowner expressed appreciation for the kayak rack, noting that for him kayaking is the nicest part of Edgewater. Kayakers would like to have the rack as close as possible to the cove, he emphasized and asked if the rack could be positioned near the head of the stairs leading to the lake instead of the more distant and less convenient boat parking area.
 - There was an inquiry about Wi-Fi. It was noted that the board is working on this matter, wants input from homeowners and is looking for possible companies to provide this service.
 - Question and concern about speed bumps and if they are permanent. Rick said the answer is no, speed bumps will come out in the fall.
- E. Administrator's Report –Rick Clawson
 - 1. Delinquency update
 - Arrears report reviewed and is on the record. Looking good. Jim noted Rick's diligence on this important matter.
 - 2. Waste water treatment plant issues
 - Adult diapers and swiffer mop pads continue to be a concern and staff is working on the issue. Jim notes possible serious harm to pumps. Jeff is working on waste baskets and suggests making this a project later on.
 - 3. Deck restoration
 - Started on P building. Great job being done by contractor.
 - 4. Pool basement
 - Line from pumps to pool has leaks and this is an obvious concern. Big bucks if have to lift up deck to fix the problem. Jim suggests having qualified contractor look at.
 - 5. Pool building overhead door
 - Estimate of \$ 750 to replace door. Approval to proceed in replacing door based on motion by Jack and second by Jeff.
 - 6. Dumpster corral
 - Should provide more plastic containers. Jim says a capitol project. Approved
 - 7. Kayak storage rack

Discussion of kayak rack status.

F. Treasurer's Report

Report filed and on the record. Doing well.

G. Committee Reports

1. Personnel -Laura

No personnel issues to address at this time

2. Rules and regulations -Ray

Ray provided a brief update on the status of rules and regulations. He entered into the record of the meeting an analysis and report titled Game Change at Edgewater: issues to consider in rules and regulations and provided a copy to board members to review prior to the special work session on August 31st. The special work session replaces the agenda item on rules and regulations originally scheduled.

3. Buildings and grounds –Jeff

--Jeff noted that we should come up with a list of projects. Jim mentioned we need to be thinking about capitol planning for buildings.

--Jeff read a report from the landscaping committee. Thanks to many people for their work.

--Laura mentioned that the window boxes need to be replaced and a homeowner had volunteered to build them.

4. Social and recreation –Jim

Jim provided a summary of the Social and Recreation Committee's variety of activities.

Committee has decided to stay active only in the summer months.

H. Reserves - Jim

Reserves \$15,000 higher. Jim noted offers on other units and Laura reports other possible sales activity.

I. Old business: status of 2011 financial review

Jim reports financial review completed with no concerns.

J. New Business

1. Greene –request for patio enclosure J-8

--Question about weight of the wall which is part of the approval process.

--Jim notes is different than originally submitted.

--Jack emphasizes simplify if you can. Find total weight.

--Jeff offers some practical perspective on not carrying responsibility unnecessarily.

--By mutual agreement, decided to table the proposal

2. Morton –request for patio enclosure M-1

-- Jack reports he is conflicted on this one and would prefer to abstain.

-- Jim: looks to him like previous nearby unit is a step up. This is different but not a problem

--Joan reports everything is a step up

Installation of enclosure approved with one member abstaining. Motion by Jim and Jeff

K. Adjournment

Meeting adjourned at 10:25 am with motion by Jim and second by Jeff