

O9/15/2012 Meeting Minutes

Edgewater Board of Managers

- A. Meeting called to order by Laura at 9:00 am
- B. Attendance
 - All Board members (Jim via Skype)
 - Administrator Rick Clawson
 - 14 interested homeowners
- C. Laura opened with opportunity for comments from homeowners. Since a number of homeowners had comments and questions, decision made to have comment, question and answer period after the board meeting.
- D. August meeting minutes. Approved with motion to accept by Jeff and second by Jack.
- E. Administrator's Report by Rick Clawson
 - 1. Delinquency Update - On the record. Doing well.
 - 2. Recyclables – Waste management company says we no longer have to separate recyclables. Need to break down cardboard boxes due to space and cost issues. If using plastic bags, open the bag and dump out recyclables.
 - 3. Dumpster Corral – New corral to be constructed with security light.
 - 4. Deck Restoration
 - a. Jack and Jeff report nice, professional job on deck restoration at P building.
 - b. Need to seal all decks to avoid problems.
 - c. Jim had question on water proofing abatement. Rick will follow up on this with contractor and let board know.
 - 5. Pool Building Overhead Door –status report
 - 6. CAI/WNY Annual Meeting –Rick will attend.
 - 7. Adult Diaper Issue – Narrowed down to one building.
 - 8. Discussion On Recycling Issue – Jim thinks we need to rethink recycling. He asked if we pay fee on each dumpster and commented not sure it's worth the effort. Laura noted that the staff should monitor.
- F. Treasurer's Report – Jim Parks
 - 1. On the record. A favorable trend. Finances looking good. Treasurer's report approved with motion to accept by Ray and second by Jeff.
 - 2. Set up a budget meeting for October 4th at 6:30 pm which will include Jeff's 5-year plan.
- G. Committee Reports
 - 1. Personnel – Laura Peacock
 - Nothing to address. Things going good.
 - 2. Rules and Regulations –Ray Mapston and Laura Peacock
 - Ray explained that the board is working to develop and implement appropriate updated rules and regulations.
 - Laura discussed rules violations and that we will be highlighting rules and regulations in the newsletter so there is better homeowner understanding.

3. Buildings and Grounds – Jeff Hoy
 - a. Trash Basket

Working to come up with best way to use the trash basket. Looks like a good, cost – efficient system. The key is to identify the wall it will be mounted in. Jim noted it will protect all pumps. Regarding cost, around \$400.00 for one trash basket, not including installation.
 - b. Projects List

The list of proposed projects is on the record. Get any ideas to Jeff.
 - c. Landscaping Committee Report

Jeff highlighted a comprehensive report which is on the record.
 - d. Beach Stairs

Complete replacement advisable. Will be part of project budget discussion.
4. Social and Recreation – Jim Parks

Provided briefing on social and recreation activities. Pool Building reserved for 2013 sale.
- H. Reserves – Jim Parks.

-Expect we can put \$15,000 in savings.
- I. Old Business
 1. Clean report on 2011 financial review.
 2. Greene request for patio enclosure at J-8. Janet is awaiting report.
- J. New Business
 1. Janet Greene’s thank you letter to the board (on the record).
 2. Request for storage containers at P Building.

-Approved after some discussion about the need for containers and how they will be used.
- K. Next Board Meeting scheduled for Thursday, October 18th at 6:00 pm
- L. Adjournment –Motion to adjourn by Jim Second by Ray. Meeting adjourned at 10:10 am.

Post Meeting Discussion, Questions and Answers

1. Deck costs and restoration status.
2. Beach stairs.
3. Wi-fi
4. Winter hours for the office.
5. Status of Administrator
6. Tax assessments and home values.
7. Homeowner involvement in developing rules and regulations.
8. When will we do something about the roads ?
9. Maintenance staff recognition.
10. Concern about stain under N building deck