

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

Called to Order by: Laura Peacock

November 28, 2012, 6:00 p.m. - Lakeside Lounge

Members Present

- Laura Peacock, President
- Jack Horst, 1st Vice President
- Jeff Hoy, 2nd Vice President (VIA Skype @ 6:20)
- Jim Parks, Treasurer (via Skype)
- Ray Mapston, Secretary (via telephone)
- Rick Clawson, Administrator

Guests

- Janet Greene, Kathie Horst, Ruth Pettit, Jean Stebell, Richard and Peggy Sauer.

Minutes from October regular meeting

- Motion to Accept: Jack Horst, seconded by Ray Mapston.

Administrator's Report - Rick Clawson

- Delinquency Update - reviewed delinquent accounts, noting progress. Monitoring arrears closely so no one exceeds 90 days.
- Dumpster Corral - completed with new security lighting. Will be painted in Springtime.
- Deck restoration - the project is on hold until weather clears (Springtime)
- Chimney Inspections (delayed by the contractor due to illness)

Treasurer's Report - Jim Parks

- Motion to Accept: Ray Mapston, seconded by Jack Horst. Carried.

Committee Reports:

Personnel - Laura Peacock

- Laura requested an Executive Session immediately following the Budget Meeting to discuss personnel issues.

Rules & Regulations - Ray Mapston/Laura Peacock

- Laura presented the revised Rules & Regulations, outlining some of the changes and noting that the entire Board has worked hard to make positive changes. Jim Parks made a motion to accept the new document; Jeff Hoy seconded. It was carried by a 4-1 vote.

Buildings & Grounds - Jeff Hoy

- Jeff and Rick updated the Board on the trash basket installation at the Wastewater Treatment Plant. Our maintenance staff is unable to install the basket and a contractor has been contacted. It will be installed as soon as possible.
- Jeff is going to develop a questionnaire to poll the owners on community-wide internet access over the next few months.
- Jeff suggested that we publish the Project List on the website. Rick will post them.

Social & Recreation - Jim Parks

- Nothing to report.

Reserves - Jim Parks

- Jim reviewed the association's financial well being and suggested possibly moving some of the money into a short term CD. He will look into it.

Old Business:

- None

New Business/Correspondence:

- Rick reported that he has been reviewing telephone charge and we have one line that can be eliminated in the office. He further suggested returning the leased phone in the office and purchasing a phone with a portable extension for Nick's use. This should save the association between \$40 and \$50 per month.
- Jean Stebell asked if something could be done about the lighting outside the D building. She said she told Nick that a security light is out but nothing has been done. Laura told Jean that she should always contact Rick at the office rather than the maintenance crew, so he can follow up. Laura also pointed out that the Board is aware there are lighting issues at building stairways throughout the community and it is on the upcoming projects list.

Next Meeting:

December 11, 7:00 p.m. - Association Office

Adjournment:

- Motion to Adjourn: Jack Horst, seconded by Jeff Hoy. Carried and adjourned at 6:40 p.m.

**Annual Budget Meeting
Immediately Following the Regular Meeting**

Association Treasurer Jim Parks reviewed the 2013 budget proposal. Copies of the proposal were distributed to board members and guests so they could follow the detail. After discussion among the Board, with comments heard from the guests Jack Horst made a motion to approve the budget. Ray Mapston seconded. Carried. The 2013 budget will be posted on the website.

Adjournment:

- Motion to adjourn: Jack Horst, seconded by Jeff Hoy. Carried and adjourned at 7:05 p.m.