

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

**Called to Order by: Jack Horst
January 21, 2013, 7:00 p.m. - Association Office**

Members Present

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

Guests

Alice Parks (via Skype), Kathie Horst, Janet Greene

Minutes from December regular meeting

- Motion to Accept: Jim Parks seconded by Jeff Hoy. Carried

Administrator's Report - Rick Clawson

- Delinquency Update - Certified letters have been sent to three individuals. Attorney Mark Bargar sent a letter to the number one unit owner in arrears, notifying the owner that foreclosure proceedings will begin February 1.
- Association Liability Insurance - Reported that we are working with both Mayville-Tremaine Agency and Allstate Insurance to obtain new competitive offers for Association insurance.
- Building & Grounds Inspection Report - Nothing new to report at this time.
- Apartment kitchen renovation - Reported that the kitchen renovation is nearing completion.
- Lounge/Exercise room painting projects - The lounge has been completely repainted, as well as the laundry room. The floor in the exercise room has been repainted, and new carpeting has replaced the old moldy carpet.
- Sidewalk/stairway snow removal - The maintenance crew has been instructed to use ice melt regularly on the walks, stairs and balconies to insure the

safety of residents. Rick has ordered a broadcast spreader to make it easier to distribute ice melt evenly on the walkways.

Treasurer's Report - Jim Parks

- Jim presented his report and suggested that we look into setting up a CD ladder using \$100,000 of the money in our accounts. The Board approved Jim to investigate interest rates and report back. Jeff Hoy made motion to accept the November and December Treasurer's reports. Ray Mapston seconded. Carried.

Committee Reports:

Rules & Regulations

- Ray Mapston - Nothing to report

Buildings & Grounds

- Jeff asked on the progress of both the trash basket installation at the WWTP, and the leak at the pool. Rick reported that nothing has been done at this time and no work will begin until Springtime.
- Jack asked Jeff about progress on Wi-Fi survey. Jeff reported he has had family illness and will have a survey ready in the near future.

Social & Recreation

- Jim Parks - Nothing to report

Reserves

- Jim Parks - included in the Treasurer's report

Old Business:

- Lake Access Stairway - Rick has been in contacted with the manufacturer and they will begin installation as soon as weather permits. The old concrete steps will be salvaged and Jack suggested placing them alongside buildings as a storage platform for gas grills. The metal stairway framework will be removed at no cost by a private contractor in return for the scrap metal.

New Business/Correspondence:

- Increasing Board size to 7 members discussion - There was discussion on increasing the size of the Board to seven members, but at this time will remain at five due to the difficulty in finding enough interested owners

willing to commit to the time involved. Jim expressed his opinion that any increase in Board size will require an amendment to the by-laws.

- Janet Greene (J-8) letter - Janet requested permission to stain the lake side of her unit. The existing paint has faded. She also asked the Board to consider painting all the exposed railings on the lake side of the units. After discussion, Janet was given permission to paint her railing black. Rick will supply the stain for the siding.
- Jean Stebell (D-6) request for ductless A/C - The Board discussed her request and asked Rick to contact her to obtain more detailed information on the mounting of the unit to outside structures.
- Tony Cascio (M-8) request for dryer vent - The Board approved Tony's request to install a dryer vent.

Next Meeting:

- February 28, 7:00 p.m. - Association Office

Adjournment:

- Motion to Adjourn: Ray Mapston seconded by Jim Parks. Carried and adjourned at 8:00 p.m.