

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

**Called to Order by: Laura Peacock**

**February 28, 2013, 7:00 p.m. - Association Office**

**Members Present**

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

**Guests**

Alice Parks (via Skype), Kathie Horst

**Minutes from January regular meeting**

- Motion to Accept: Jim Parks, seconded by Ray Mapston. Carried.

**Administrator's Report - Rick Clawson**

- Delinquency Update - Reported that Attorney Bargar will be sending papers for an officer to sign so we can proceed with foreclosure against the owner of H-1.
- Association Liability Insurance - Two separate agencies are in possession of our insurance coverage information and are working on proposals for the future.
- Trash Basket - R.T. Excavating from Brocton has been contacted and will be providing an estimate for installation of the trash basket as well as the leak in the pool building.
- Tankless Water Heaters - A resident was interested in the feasibility of installing a tankless heater. Due to power requirements Edgewater is unable to use this technology.
- Laundry Machine replacement - reported that all laundry machines are approaching their useful lifetime limits and that we should consider an ongoing replacement program that will not require massive capital outlay. Rick will obtain pricing to replace one washer and dryer at a time, as well as

other options. A resident had asked the Board to consider purchasing a high capacity washer and dryer for quilts, etc. The cost of \$2500 per unit is too high.

- Security Camera - a surveillance system has been purchased that can be placed in various locations that will enable the Association to monitor areas for safety and security.

#### **Treasurer's Report - Jim Parks**

- Motion to Accept: Jack Horst seconded by Jeff Hoy. Carried.
- Jim reviewed the Associations options regarding a CD ladder. It was decided to leave money in the Passbook Savings Account due to penalty for early withdrawal on CDs, as well as poor interest rates.

#### **Committee Reports:**

##### **Personnel - Laura Peacock**

- Requested a brief executive session to discuss personnel.

##### **Rules & Regulations - Ray Mapston**

- Nothing to report

##### **Buildings & Grounds - Jeff Hoy**

- Responses from the internet survey are still coming in. Once they are all in, the results will be published for the community.
- Requests for bid quotes to pave the exit driveway have been mailed to contractors.
- The lake access stairway is scheduled to be installed sometime in April. The old stairway has been removed and the concrete blocks have been stored for miscellaneous use by the Association.
- Four decks are scheduled for restoration this year. Jim Parks stressed that sealing be done per the Abate report between the decks and the buildings.
- There was discussion on painting the back of G and H Buildings. Rick has added it to maintenance list of projects

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##### **Social & Recreation - Jim Parks**

- Asked that Rick publish in the newsletter that anyone interested in having a spot in the community garden contact Sylvia Colbey. He requested that the maintenance crew deliver water to the garden whenever necessary.

##### **Reserves - Jim Parks**

- Included in with the Treasurer's Report.

**Old Business:**

Lake Access Stairway - Covered under Buildings & Grounds report.

Next Meeting: March 21, 7:00 p.m. - Association Office

**Adjournment:**

Motion to Adjourn: Jeff Hoy, seconded by Jim Parks. Carried and adjourned at 8:30 p.m.

**Executive Session to discuss personnel**