

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

**Called to Order by: Laura Peacock
April 18, 2013, 7:00 p.m. - Lakeside Lounge**

Members Present

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

Guests

Alice Parks (via Skype), Kathie Horst, Janet Greene, John Ferris, Debbie Ferris

Minutes from March regular meeting

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

Administrator's Report - Rick Clawson

- Delinquency update - reported that foreclosure documents were signed by Laura last week.
- Financial review - discussion of the Johnson-Mackowiak proposal. Laura signed the document and Rick will forward it so the review can begin.
- Laundry Machine replacement - the Board reviewed the MacGray proposal and after considerable discussion it was decided that Jeff Hoy would analyze and research our best options and report back to the Board in the near future. In the meantime, Rick will have maintenance move a machine from the office laundry over into the primary laundry to replace the broken one.
- Internet Survey - Wi-Fi update - reported that the survey that was sent out last month indicates a 2-1 margin in favor of some type of community-wide internet service. Time Warner and Fairpoint Communications are both going to do site surveys in the near future. Fairpoint Communications has offered

to provide Wi-Fi service for the pool area this summer season at no charge and under no obligation.

- Pool basement - discussion and approval by the Board to excavate the area between men's and women's bathrooms at the pool, insert a perforated pipe and tie it into the existing basement drain. The contractor will use dye to try to determine the source of the leakage in the basement. Jeff Hoy made a motion, seconded by Jim Parks to move forward with the project at an estimated cost of \$3000. The motion was carried unanimously.

Treasurer's Report - Jim Parks

- Motion to Accept: Ray Mapston. seconded by Jeff Hoy. Carried.
- Jim also presented his reserves analysis to the Board which is included in the Treasurer's Report and available on the website.

Committee Reports:

Personnel - Laura Peacock

- Replacement of maintenance worker - Dennis Yokom resigned. After discussion it was decided that no permanent replacement would be made and left it to Rick's discretion to hire a temporary lawn care employee for the mowing season.

Rules & Regulations - Ray Mapston

- Nothing to report

Buildings & Grounds - Jeff Hoy

- Paving - two quotes have been received to pave the exit driveway and two more are expected within the next few weeks. Once they are received and reviewed a decision will be made on awarding the contract.
- Deck Renovation - deck restoration continues on J Building with completion expected by the end of next week. Concern over rust spots and cracks under the deck were addressed. The conditions of the areas in concern are no worse than when the Abate Report was done in 2009. The possibility of sealing and painting the underside of the decks was discussed. Rick will look purchasing the proper materials.
- Trash Basket - reported that R.T. Excavating will be modifying the trash basket we have and fabricating a structure so it can be easily removed and cleaned by the maintenance crew.

- Lake Access Stairways - we are waiting for permits from the D.E.C. and the Town of Westfield before any work can commence. Expected completion is still in May.

Social & Recreation - Jim Parks

- Nothing to report

Reserves - Jim Parks

- Included with the Treasurer's Report

Old Business:

- Community vegetable garden (Jack Horst) - A motion was made by Jack Horst, seconded by Jim Parks and carried authorizing the maintenance crew to prepare the community vegetable garden provided at least six residents signed up for a spot in the garden.

New Business/ Correspondence:

- Procedure for Mileage Reimbursement (Jack Horst) - Jack requested that Rick create a "Mileage Reimbursement Form" to be filled in by employees leaving the ground and expecting mileage reimbursement. The employee will fill in the form and have it signed by the administrator before leaving the grounds. Failure to follow this procedure will result in denial of any mileage claim. Although there was no vote, the Board unanimously supported Jack's request.
- Letter from Mick & Marj Davis - A letter from MR. & Mrs. Davis was read and discussed. The letter was suggesting improvements to the tennis court area, including fence replacement and other sports improvements. Rick was asked to write a letter to Davis' thanking them for their positive input and to let them know the tennis court area is on the long-term plan but other major projects have taken precedence.
- June Election - Rick reported that all the bios have been received from the candidates for the June election. Mailings will be sent out according to the Association By-Laws.
- Laura opened the floor for guests concerned. John Ferris asked about whose kayaks are in the kayak rack, near the beach access. Rick named several names however does not have a written list. Rick explained to Mr. Ferris that the rack is available for any resident that wants to use it. Mr. Ferris asked that if he brought a kayak, would there be enough room for his. Jack told

him to bring it and we would find room for it. The rack was purchased in 2012 to be used as a community enhancement.

- Mr. Ferris complained that the small dinghy that is alongside the rack should be moved out into the boat storage area. Rick will contact the boat owner and have it moved.

Next Meeting: - Friday, May 17th at 7:00 p.m. - Lakeside Lounge
TBA - Lakeside Lounge

Adjournment:

Motion to Adjourn: Jeff Hoy, seconded by Jack Horst. Carried and adjourned at 8:20 p.m.