

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

**Called to Order by: Laura Peacock
May 17, 2013, 7:00 p.m. - Lakeside Lounge**

Members Present

- Laura Peacock, President
- 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: John Rauh, Alice Parks (via Skype), Janet Greene, John and Lanie Covey, Norm and Marilyn Gollnitz, Kathie Horst, Peggy Beckman, Kathy Elson, Ruth Pettit, Tony Cascio, Michael Stratton, Jean Stebell.

Kingsview Paving

- Laura opened the meeting by welcoming John Rauh from Kingsview Paving. The Board had requested Mr. Rauh's presence because the administrator had stopped the project when Kingsview deviated from the written proposal. Mr. Rauh explained the reasons for the change in plans. Rick and Jack met earlier that day with the Village of Westfield's Street Superintendent, who agreed with Kingsview's assessment, necessitating change. Shim layers are to be built up, rather than milling the base. R. Rauh also offered to patch some of the potholes, free of charge. Although no vote was taken, verbal approval was given for Kingsview to proceed.

Minutes from April regular meeting

- There was discussion regarding the April minutes with respect to a comment in the administrator's report. The section in the delinquency report about being awarded possession is to be deleted.
- A motion to accept the minutes, as amended was made by Jack Horst and seconded by Ray Mapston. Carried.

Administrator's Report - Rick Clawson

- Report on Water Line repair/drainage projects The water line between the shut off valve located roughly 30 feet from the east side of the pool building has been repaired, The manhole in that area, where the leak originated, has been abandoned in place and filled in. A poorly constructed drain was discovered during excavation and has been completely replaced.
- The drainage project on the south side of the pool building is complete and a French drain has been installed. Significant improvement has already been noted in the basement.
- Delinquency update - reported that there are now only five accounts delinquent more than 90 days. No word from the attorney as to when actual foreclosure will take place on the one unit.
- Internet Survey - Wi-Fi update. Still waiting for proposals from Time Warner and Fairpoint Communications. Fairpoint has installed, free of charge, an internet hotspot at the pool. The guest password is 7777777777 ("7" - 10 times).
- Alternative Association Insurance - No word yet from either of the two insurance agents that are working on insurance proposals. Jeff will forward contact information from Reinhardt's Insurance who is interested in providing us with a quote.
- Pool - The pool is on schedule to open Memorial Weekend, however the wading pool will not be opened until a new pump is obtained.

Treasurer's Report - Jim Parks

Motion to Accept the Treasurer's Report was made by Jeff Hoy, seconded by Ray Mapston and carried.

Committee Reports:

Personnel - Laura Peacock

- Laura requested an executive session after the regular meeting to discuss personnel issues.

Rules & Regulations - Ray Mapston

- Nothing to report at this time

Buildings & Grounds - Jeff Hoy

- Laundry Analysis - Jeff gave a breakdown of costs, providing three different options for laundry operations: 1. A lease agreement with Mac-Gray. 2. Wholesale replacement of all machinery and 3. Equipment replacement on a rotating basis. Although there was no vote taken, it was

decided to go with option 3. Jim Parks was in favor of option 1, but agreed to go along with the majority.

- Paving - C Building & Exit Road. The exit road issue was discussed at the beginning of the meeting. Because the paving came in under budget, C building lower parking lot was paved, and is completed.
- Deck Renovation - N Building - Restoration is proceeding and should be completed in the next few weeks, provided weather cooperates.
- Trash Basket - the trash basket has been installed at the WWTP and is being checked regularly for debris.
- Lake Access Stairways - The lake access stairway is scheduled to be installed within the next few weeks. Necessary permits have been obtained.
- Community Garden - the community garden has been tilled and is ready for planting. Water is available for all residents.

Social & Recreation - Jim Parks

- Jim reported that the annual Treasure Sale is scheduled for Saturday, June 29th. The Rec & Social Committee will be setting up beginning June 22nd, and will be accepting donations.
- Rec & Social will hold a meeting early in June to plan events.

Reserves - Jim Parks

- Reserves were covered under the Treasurer's Report, which will be posted on the association's website.

Old Business:

- Financial review - the financial review is in process and is taking some time due to the fact it started during heavy tax season. Rick has placed a reminder on his calendar to start the review process in January, next year.

New Business/ Correspondence:

- Tony Cascio - M-8 - Request to modify existing enclosure - Mike Stratton, a local contractor, along with Mr. Cascio presented a request to modify Mr. Cascio's unit. There was considerable discussion regarding the removal of a portion of the inner wall under a window. Concern from board members whether this would affect the structural integrity of the building. Mr. Stratton explained that the section to be modified is not load bearing, and the header and supporting beams will remain intact. There was also discussion on proper ventilation of the unit. Because it is an end unit, there

are no roof vents. There was more discussion and a vote was taken: Jim Parks made a motion to approve the request provided Cascio could provide a licensed engineer's certificate of approval for the modifications. Jim and Jeff voted yes. Jack and Ray voted no. Laura voted yes, carrying approval.

- John & Lanie Covey D-8 Request for Satellite Dish Installation - Jack Horst made a motion to accept, seconded by Jeff Hoy. Carried and approved provided they follow the guidelines and submit a \$250 deposit.
- Jean Stebell D-6 A/C Installation - Jean wishes to have a ductless air conditioner unit installed. There was discussion regarding the responsibility and liability of the equipment. Jack Horst made a motion to accept with the stipulation that Ms. Stebell sign a document accepting all liability for maintenance and damage to the unit, holding the association harmless. Jeff Hoy seconded it. It was carried with Ray Mapston casting the only no vote.
- Fred & Georgiann Rizzuto L-7 A/C Installation - request to vent his air conditioning unit through a dryer-sized hole in the rear wall of his unit. Jack Horst made a motion to accept' Jeff Hoy seconded it. Carried.
- Edgewater sign restoration. Jack Horst suggested the possibility of updating our entrance sign, which is showing its age. The matter was tabled until a later date. Jack will work with Rick to obtain proposals from sign manufacturers.
- Discussion: Adopt a Garden - Laura suggested that an article be posted in the newsletter inviting residents to "adopt" a garden and enhance the beauty of the grounds. Rick will publish an article in the next newsletter.

Next Meeting:

Annual Election - June 9, 2013 - 4:00 p.m.

A motion to adjourn was made by Ray Mapston, seconded by Jack Horst and carried. Adjourned at 9:05 p.m.

The Board went into executive session at 9:05 to discuss personnel issues.