

Edgewater Condominium Association

Board of Managers

July 27, 2013 Meeting

The meeting was called to order by President Jeff Hoy, at 9am in the Lakeside Lounge. All board members and Rick Clawson, Administrators were present.

Homeowners Bob Roberts, Mick Davis, Alice Parks and Susan Mapston attending the meeting.

Minutes from the June Regular Meeting: A move was made by Ray Mapston, seconded by Jim Parks and approved to accept the minutes from the June 2013 meeting.

Administrative Report – Rick Clawson: Rick reported on the WWTP that both the small and large pump broke down and were repaired due to being plugged from mop heads, adult diapers, swiffers and other debris from the heavy rains in early July. He noted that the trash basket is being checked and dumped daily to help avoid further problems with the pumps. He, also, indicated that electrical upgrades need to be done at the WWTP, and made a recommendation that fencing around the WWTP should be considered to reduce liability and improve safety at the facility.

Both laundry facilities are scheduled to be closed at noon on Tuesday, July 30th to allow time for maintenance workers to remove all old washers and dryers. Debbie Ferris and Janet Greene will count the money from the machines at the office. The new equipment is due to arrive on Wednesday, July 31st with training and demos to take place once all new equipment has been installed.

Rick reported that homeowner maintenance fee delinquencies are continuing to move along with progress being made on payments. Following a lengthy discussion by the board, it was determined that Rick has a good control over the delinquencies and will continue to follow up on those who fall behind in payments.

Rick had been in contact with the Reinhardt Insurance Agency, and is awaiting a quote from them for our insurance.

On the topic of speed control and bumps, Rick has come up with an alternative to the speed bumps. He would like to paint cross walks where pedestrians cross traffic to the playground and pool. One will be painted at the west end of K building to cross over to the playground, and the other will be from the south corner of J building to the sidewalk entrance of the pool building. Stop or pedestrian crossing signs may be needed to slow traffic down in an effort to encourage drivers to yield to those attempting to cross the street. In addition, lot striping is being done at the handicap parking areas throughout the complex.

Rick is expecting an estimate for the P building roadway and culvert work from RT Trenching and Excavating soon.

Rick told the board that the pipe at the pond will be capped off in an effort to reduce overly wet grounds, and perhaps some of the remaining leakage at the pool building. He said it is believed that the pipe is cracked in several places causing access water on the grounds.

Finally, Jim Parks brought up the unsafe practice of employees riding on the bucket and back frame of the tractors to get from place to place. He said that this is a practice that should be avoided in the future for the safety of our employees.

Treasurer's Report – Debbie Ferris: A motion to accept was made by Jim Parks, seconded by Ray Mapston and approved by the board to accept the Treasurer's Report. In a discussion about the difference between Accrual vs. Cash Accounting Methods, Debbie stated that the Accrual method represents a more accurate picture of the financials and makes it easier to manage the cash flow throughout the budgeted year. Approval was given to switch from the Cash accounting method the Accrual method.

Personnel – Jeff Hoy: It was determined that the loss of Nick has not created any issues or problems at this time. Rick announced that Alex's last day is August 15th. Jeff asked Rick to look at the # of hours the crew may need to work in the fall and coming winter months. It will be determined if there will be a need to hire a replacement in the coming months. It is necessary to keep employees at 32 hours or less to maintain the part time status. Rick will give a report at the August meeting.

Rules & Regulations – Jim Parks: Jim gave a full report regarding violations that were observed by board members during a walk about the grounds. Much of the discussion was spent on the parking issues here and the lack of stickers on many of the cars parked on the complex. It is an ongoing problem that is a burden to enforce. It was decided that some form of Edgewater Parking ID needs to exist or matters could easily worsen. Rick will look into the possibility of better stickers or something to be displayed on the backs of rear view mirrors.

Jim stated that current rules regarding what residents may legally do on common property adjacent to the front entrances are confusing and contradictory. At least 19 units are using the common property in what he considers to be an improper manner. Other items that were deemed as violations include empty plant pots and a chair at the end of K building, a large plastic storage box outside the rear enclosure of unit 405, a large For Sale sign in the lakeside window of unit 1208, patio pavers behind enclosures of units 903 and 904 and various items stored at the front entrance of units 304, 305, 704, 705, 802, & 805. He, also, pointed out that there are two pine trees that have been planted behind C building without board approval.

No decisions have been made regarding any of the violations, but further discussions will take place at future meetings.

Buildings & Grounds: Rick reported that half of the sidewalks have been repaired with the remainder of them and Building F deck slated to begin soon. Great Lakes Tree Service submitted a bid of \$3332.50 to remove several damaged or dying trees, as well as removing stumps on the grounds. Ray asked the board to take a look at a Blue Spruce that is on the list to be removed near L Building, due to branches growing into the electrical wires. Since the electric company removed the intruding limbs and branches, it was determined the tree can stay. The motion by Janet and seconded by Debbie was approved for Great Lakes Tree Service to do the tree work.

Jeff asked for all board members to review the 5 year project update plan and make suggestions for the upcoming budget based on priority.

Susan Mapston gave a Landscape update and thanked all who have voluntarily worked to enhance the gardens at Edgewater. Over 24 residents are currently helping to beautify our grounds. New plants continue to be planted at unit fronts and Susan & Ray Mapston and Janet Greene have been working with the maintenance crew at trimming shrubs and bushes throughout the complex.

Ray gave a report on the newspaper delivery boxes. He said the boxes in front of M building hold bird nests, ant infestations and look unsightly. He observed that no papers are currently being delivered to any of these boxes and the board voted and approved that they could be removed. There are 2 newspapers being delivered at the east end site, so Ray will investigate that area to see if those could be delivered to homeowner doors.

Social & Recreation – Debbie Ferris: Debbie reported on various activities and projects that have taken place in the past couple months. She explained the National Wildlife Federation application and said that Edgewater grounds already meets the criteria to be accepted. The board gave approval to proceed with the paper work.

Alice Parks gave an update on the Pool Sails. It has been decided to erect them in the kiddy pool area, along the west side of the pool building. The fencing surrounding the kiddy pool will be modified by the maintenance crew to allow access to the sun sail area from the main pool area. Alice has hired a contractor to install the posts on August 15th.

Old Business: A brief discussion of the plans for replacing the entrance sign took place and it was decided to delay any decision until next month. Jim requested that No Pets be added to the rules for the pool signs. It was approved by the rest of the board.

New Business – Janet Greene: Janet reported a safety violation was missed during the board's walk of rules and regulations violations at M building. There is a makeshift walkway of field stone at the east side of the stairway. It was discovered while Susan and Janet were working with the maintenance crew at homeowner unit fronts. One homeowner indicated that she uses the stones as a walkway to her car in the parking lot, and that if they were going to be

removed, she would like a sidewalk put in that area. The board determined that the stones will be removed, but no extra sidewalk is needed.

The next meeting will be held on Saturday, August 24, 2013, at 9am in the Lakeside Lounge. A motion to adjourn was seconded was made by Janet and Ray. The meeting was adjourned at 11:20am.