

Edgewater Condominium Association

Board of Managers

August 24, 2013 Secretary's Report

The meeting was called to order at 9am by President Jeff Hoy. All members were present, including Administrator, Rick Clawson, and 10 homeowners.

Jim made a motion and Ray seconded to approve the minutes from the July meeting. All approved.

Administrator's Report from Rick Clawson: Mac Grey scheduled a training for Monday, Aug. 27 on the new laundry equipment. There were 2 water leaks near the access road to P building. One was caused by a coupling and the other is from a natural spring. A French drain is going to be installed to the culvert in the near future. Regarding insurance, Rick reported he is still awaiting information from the Reinhardt Agency. Lot striping will continue as winds and inclement weather subside. The crew have been removing old water lines from the pool building. Rick reported that the County Health Department inspection went very well and that 2 minor infractions were corrected with proper signs and a CPR first aid kit. And TWC submitted an estimate for complex wide internet based on 100% participation, while no offer has been submitted from Fairpoint.

The treasurer's report was read by Debbie Ferris. The motion from Janet, seconded by Jim was approved.

Rules & Regulations – Jim Parks: Jim reported that the vehicle tag complaints have been resolved with updated tags. A brown storage bin behind unit 405 that is used to store gardening tools was approved to stay. Regarding a complaint about 2 small pine trees, Susan Mapston reported that the trees are very small and do not block views of the lake at this time. Decisions from the board regarding the trees complaint from Mick Davis and several others from Jim Parks were postponed until the next board meeting. Jim reported that since new vehicle ID tags will be located on the back of rear view mirrors, this will require a change to the rules & regulations. Rick will post a notice in the September newsletter asking for homeowner input regarding the rules and regulations.

Buildings & Grounds: Rick reported that some of the composite stairways are beginning to warp and contractor Jim Alexander plans to make repairs to them at his cost. More sidewalks have been completed and the deck at building F is scheduled to be repaired soon. All new decks have been sealed and will be done on a regular basis. The tree work was completed with the exception of a couple of tree stumps that need to be removed. Norm Golnitz stated that there is a hanging dead branch hanging near their unit. Jeff Hoy explained to the board and homeowners present that the 5 year plan is a plan to budget projects based on priority and

need. Landscape committee chairperson, Susan Mapston, reported that fertilizing, watering, spraying and weeding continues to be done all about the complex. Committee members worked with Dennis Reardon to trim shrubs and bushes at homeowner unit fronts and weeding. Ray noted that the new sun sails at the pool area add to the beauty of our landscape and thanked Jim and Alice Parks for their efforts and hard work. It was, also, brought up that we need to consider a multi use vehicle in the near future as the John Deere tractor is worn out. Ray stated that all old newspaper boxes have been removed at the west end of the complex and 5 boxes are at the east end of the complex on new framework for those homeowners who get newspapers delivered.

Social & Recreation Update: Debbie Ferris told about past events and activities sponsored by the Rec & Social committee, as well as the upcoming Ice Cream Social and Block Party. The Sun Sail project has been completed and looks great.

Old Business: A discussion took place about the replacement of the main entrance sign. Jeff said he would like to have the new sign say "Edgewater" with the swale underneath, omitting the word 'Condominium'. He suggested the possibility of adding stone work at a later date. It was recommended and decided to delay the sign project until Spring 2014. Janet gave a report on exterior lighting noting that all stairways need lighting as well as improved balcony lighting at C & P buildings. She noted that cleaning of the balcony lights, more frequently, would be an instant benefit. Rick stated that the crew was already working on them.

New Business: An air conditioner request by Bagley's at unit 1307 was approved pending proof of proper drainage. Jeff reported that the board needs to start planning for the 2014 budget. A meeting will be scheduled in the near future. Following a lengthy discussion regarding delinquent assessment collection procedures, Debbie Ferris presented plans for a new procedure. The new plans were discussed and approved by the board. Effective January 1, 2014 there will be changes in late payment fees and delinquencies. Rick will publish a notice of the changes in an upcoming newsletter, then follow up with mailings before the end of the year.

The next Board of Managers meeting will be Wednesday, September 25, 2013 at 7pm in the Lakeside Lounge.

The meeting was adjourned at 11:20am.

Respectfully,

Janet Greene

Secretary Edgewater Condominium Association Board of Managers