

September 2013 Secretary's Report  
Edgewater Condominium Association  
Board of Managers  
September 25, 2013

The September 2013 meeting was called to order at 7pm by President Jeff Hoy. There were 13 homeowners and 2 guests present for the meeting, along with all board members and Administrator, Rick Clawson.

Tim Wells from Hill Engineering and Andrew Thompson, WWTP operator presented an offer to conduct an engineering study of the WWTP. Tim noted that the scope of services would consist of: A site visit to view existing conditions of the facilities, Discussion with WWTP operator regarding any unknown issues or concerns, Review of available WWTP design drawings and NY DEC permits, evaluation of WWTP's compliance with NY DEC permit, and provide an evaluation brief report and recommend repairs and upgrades. The cost of these services is \$4800.00. He stated that repairs and updates to the pump stations and I & I's would likely be a priority. Janet made a motion and Debbie seconded to approve the engineering study of the WWTP by Hill Engineering. All board members approved.

During the open forum for homeowners present, Rich and Peggy Sauer asked if any homeowner had challenged the tax assessments for their units. Mick Davis told that he used to work with the assessor of his home town, and that those wishing to challenge a tax assessment must attend Grievance Day in the township of their complaint. Following more discussion, Rich & Peggy Sauer agreed to do a study and report back to the board at a future meeting.

The August secretary minutes were approved following a motion from Ray that was seconded by Debbie.

Administrator's Report by Rick Clawson showed no issues with WWTP at this time. Rick stated that the composite deck repair had been completed by Jim Alexander at no cost, and that he is still awaiting word from the Reinhardt Agency for an insurance policy quote. Mac Gray sent the first check to Edgewater for \$19.85 for our portion of laundry facility profits. The maintenance crew completed parking stripes at building C.

Debbie Ferris gave the Treasurer's Report and said we should be cautious about spending for the remainder of the year to avoid a loss for 2013. The report was approved following a motion from Jim that was seconded by Ray. Debbie noted a rule to send monthly statements to delinquent homeowners has not been followed. It was voted upon and approved that the Administrator shall begin sending statements immediately.

Jim Parks reported that he was disappointed with the rules and regulations survey participation by homeowners that had been done through the monthly newsletter. It was decided to make plans for a formal survey to be mailed to all homeowners. It will be addressed at the annual budget meeting.

Regarding building and grounds, Rick reported that all sidewalks have been repaired and that work on another deck will begin soon. He, also, said that there is some tree work that still needs to be

completed, including some trunk removal and a tree that needs to come down near C building. Jeff reported that the 5 Year Project plans is an ongoing process to prioritize the projects by budget year and available funds. There are concerns regarding F & K building decks that will need to be addressed. Jeff noted that any homeowner can request a copy of the 5 Year Project Plans. It was, also, reported that mums have been planted for fall color and a French drain was installed over by the access road for C building.

Janet reported that a checking account has been created for funds that are raised at treasure sales and private donations to the Recreation & Social Committee. She stated that 2 signatures are required on checks and Debbie Ferris, Sylvia Colbey, Rick Clawson & Janet Greene have authority to sign checks. Janet noted that activities have been planned for the remainder of 2013 and many social activities are in the planning stages for 2014.

Under old business, it was reported that other design proposals are possible for the front entrance sign. Janet reported that the new LED lighting that has been installed at C building offers much more light on the second floor balconies, stairs and sidewalk below. Rick noted that it could be installed at the remaining buildings for an estimated cost of \$200 per building.

New Business: Debbie Ferris proposed that we adopt a maintenance fee payment procedure whereby all homeowners will mail or drop off their monthly fees to the association office at 1911 Edgewater Drive, Westfield, NY. The administrator would maintain a monthly spreadsheet by homeowner name, and unit number to record the receipt of each payment. He will make copies checks and deposit slips to send to the accounting firm and will deposit checks in a reasonable amount of time. During the busy summer season the treasurer and other board members will assist the administrator with the process. A motion by Janet that was seconded by Ray to accept the new payment procedure was approved.

A request for a patio enclosure by Connie Padak (F4) was approved by the board. A request to create a flower garden on the lakeside, by Norm Golnitz (L2), was approved by the board.

John Rathmell (C1) asked for clarification, in a letter to the board, regarding hot water tank replacements. His letter stated that they are seasonal residents and only use their hot water tank during the months that they reside here. He wanted to know if the recommendation that water tanks be replaced every 6 years means every 6 calendar years or 6 years of use. It was decided that all tanks should be replaced every 6 calendar years.

Rick Clawson stated that he would like to redesign the Edgewater website. He noted that it costs \$20 per month for our current site and that he could find cheaper rates. He will look at the possibilities and report back at a future meeting.

The next board meeting will be Saturday, October 19, 2013 at 9am in the lakeside lounge.

The meeting was adjourned at 8:23pm.

Respectfully,

Janet Greene

Secretary Edgewater Association Board of Managers