

Edgewater Condominium Association

Annual Meeting & Election

June 8, 2014

President, Jeff Hoy, welcomed residents to the 31st Annual Meeting, of the Unit Homeowners of Edgewater Condominium Association. In accordance with the By-laws of the condominium, he called the meeting to order at 4pm.

Janet Greene, Secretary, presented evidence that proper notice of the meeting was given to all homeowners. She presented the affidavit to the Board of Managers of Edgewater Condominium Association, and that an attached notice of the Special Election Meeting and Ballot was mailed to all unit owners on May 23, 2014. Attached documents include notice of the candidates selected by the nominating committee and a cover letter dated May 8, 2014.

Janet Greene, Secretary, took names of the unit Owners present at the meeting and reported that a quorum was present.

Jeff Hoy appointed Marilyn Gollnitz, John Ferris and Kathy Horst to be the inspectors of the election, to collect, receive, canvas and report the votes cast. Jeff noted that the election of the nominees will fill the expiring terms of Jim Parks and Ray Mapston, for two year terms.

Once Jeff asked if anyone had questions concerning the slate or voting procedures, Janet Greene confirmed that there was a quorum of Unit Owners of the condominium of 104 unit owners entitled to vote, and therefore, a quorum was present

Janet presented the minutes of the 2013 Annual Meeting and asked if there was any objection to accepting the minutes as written without reading them. As there was no objection, a motion by Ray Mapston, seconded by Debbie Ferris was approved by all to accept the 2013 Annual Meeting minutes.

Committee Reports:

Rules & Regulations – Ray Mapston stated that some homeowners would like to be allowed to continue feeding the birds during the summer months, hence, year round. It was mentioned that feeding of the birds is only allowed during the winter months due to the feeders drawing rodents to the seeds which drop to the ground from the feeders. No decisions were made regarding this topic. Debbie Ferris would like to make changes to the Rules and Regulations, as well as the By Laws to prevent owners who are delinquent or in foreclosure, due to nonpayment of maintenance fees & assessments, to use common property at Edgewater

Condos. Peggy Sauer questioned how this would be enforced. 75% of owners would need to approve the change to the By Laws, at a Special Meeting.

Financials – The 2014 Budget will show an operating, capital and maintenance budget. There will, also, be a line to show 10% operating funds in reserve. Secondary banking institutions require that condominium associations show that there is 10% of their operating funds in reserves at all times, before they will approve a mortgage of a condominium.

Grounds & Maintenance – Susan Mapston thanked all volunteers for helping with the landscaping and planting of flower boxes. She noted that some homeowner unit front plants suffered from the harsh winter, but is hopeful that most will survive. Ray Mapston thanked Rick for his dedication to Edgewater. New Plumbing and filtering systems have been installed at the pool Kingsview is in the process of paving and sealing roads. There are sewer drain issues near the WWTP, at D building which are being addressed. H building siding has been delivered and the crew will be priming it during inclement weather when they are unable to mow. There will be some road modifications made out near P building. The cost to repair the crack on N building will be \$6000. Any structural changes to a unit must get approved by the board.

Social & Recreation – Janet stated that there was a calendar of events posted in the June Newsletter for the summer season.

ELECTION RESULTS: Jeff announced that Greg Smith and Ray Mapston were elected to the Board of Managers and will serve two year terms.

Old Business: None

New Business: None

Discussion from the Floor: Rick noted that Kingsview will be resurfacing half of the tennis court this year. Jean Stebell asked if there are any goals for heating the pool. Rick noted that the pool needs to be painted this fall, at a cost of about \$6000. He will check into costs of pool heaters for a future meeting.

The meeting was adjourned at 5:55pm following a motion by Ray Mapston, second by Deb Christina and approved by the board.

Respectfully,

Janet Greene, Secretary