

Edgewater Condominium Association

Board of Managers

August 29, 2015 Secretary's Report

The regular monthly meeting of the Edgewater Condominium Association was held on Saturday, August 29, 2015 at 10:00 A.M. in the Association office. All board members and Rick Clawson were present. Guests included Kathy Elson, Susan Mapston, Peggy & Rich Sauer, John Ferris, Peg Beckman, and Jean Krim.

**Open Forum for Guests**-During open forum for guests, Rich Sauer reported on guidelines for lakeside trimming. He noted that he found no guidelines or restrictions under the NYS conservation laws, however, DEC officer Jim Vogle recommends no trimming below the top of the fence along the lake shore. Rick Clawson noted that any drainage lines to the lake need to extend out 30' to prevent shoreline erosion. Rich Sauer told that he has seen two contractor vehicles parked on the grass at J and F buildings in the last couple weeks. Rick said he would speak to all contractors regarding this issue.

**Secretary's Report**-The minutes of the July meeting were approved following a motion from Greg and second by Ray.

**Treasurer's Report**-Treasurer Debbie Ferris reported that as of 8/21/15 the total assets are \$379,483.63. The capital budget actual net income is \$65,001.40 and the overall operating budget net income is \$134,902.64. The treasurer's report was approved following a motion from Ray and second from Janet. In addition, Debbie reported that the water fund at the town can only be used for water related projects, excluding the WWTP. She said Fairpoint Communications will credit our account \$3000 and the winter rate will be applied for August and September for the community wide WIFI.

**Administrator's Report**-Chimney inspections are mandatory this year. Ace of Hearts will do the inspections and cleaning this year. Past prices have been \$155 to clean each chimney and \$80 for inspections. Rick noted that Gary Bock, from Brocton, NY, repairs fireplaces. Rick said he has had numerous requests for tree trimming along the lakeside of units. Following a discussion from the board, it was decided that low hanging branches may be trimmed for maintenance reasons. Rick told the board that he has been holding a \$5000 payment to Kingsview Paving until the contractor properly repairs and seal coats the exit road. Playground fencing will cost approximately \$1500 and be installed in the fall. Alexander Construction completed M building deck repairs at a cost of \$1500. Wilson Excavating will begin the WWTP project in early October. The specs for motors need to be reviewed by Hill Engineering and most of the other equipment will be purchased 'off the shelf' so replacement parts will be readily available. Hill Engineering was at Edgewater to check the K building roadside landing to make recommendations for a replacement. Rick reported that though the review is complex, Hill Engineering, suggested that a pre-cast span or poured in place landing would be options for the project. The P

building culvert was temporarily repaired with millings for \$800 to fill in a sink hole that was caused by flooding.

### **Committee Reports:**

**Rules & Regulations**-Greg Smith reported that he had gained access to a few units with clothes dryers and found no evidence of moisture damage in the attics of second floor units. There was no excessive lint found in these areas as well. After a discussion by the board, it was decided that Greg will compile a survey of questions regarding the dryer ventilation to be mailed to all unit owners to be completed and returned to the Association Office for review by the board.

**Social & Recreation**-Janet Greene reported that the Employee Appreciation Luncheon was a great success with numerous homeowners in attendance to thank the employees for the dedication and hard work at Edgewater. Janet reminded everyone that Greatest Hits with Tim Kelly and Jim Weber would be performing poolside at 7pm.

**Landscaping**-Susan Mapston reported that J building and P building association mounds have been refurbished, many dying shrubs have been pulled, units 304 & 305 have received new shade plants, completing new plantings for 2015. She noted that weeding of unit fronts is ongoing, throughout the complex.

**Strategic Planning**-Ray Mapston reported that he has been getting recommendations on uses of the vineyards from homeowners.

**Old Business**-The Covey screened enclosure violation was discussed by the board. The Coveys' had been instructed, by the board, to file a request with the Edgewater Association Board, for the screen enclosure and to contact Jim Pacanowski, at the Town of Westfield Building Permit Office to determine if a permit is required for the project that was completed without following proper procedure, at the July meeting. Since the board has received no communication or request from the homeowners, John & Lanie Covey, the board discussed the next procedure by the board. Debbie Ferris made a motion that a letter be sent by certified mail with a signed receipt to the Coveys' informing them that they are still in violation, and that it be signed by the entire board. The letter will state that a \$300 fine will be assessed against the Covey's should they fail to follow the requested procedure. Janet Greene seconded the motion and it was approved by the board. The Covey's will be given until September 16, 2015 to follow the proper procedure. Failure to comply will result in fines assessed against them.

Debbie Ferris met with Wendy Gollnitz regarding the curb appeal at Edgewater. Wendy would make a tour of the complex, beginning at the entrance and following through unit fronts and landscape mounds, take pictures then compile a graphic arts rendering of a new landscaped look at Edgewater. Her charge is \$30/hour for the tour of the complex and \$60/hour to complete the graphic arts rendering. Wendy's husband is a landscape professional, as well. The board recommended that Debbie speak to Wendy and request that the cost not exceed \$1000.

Jeff Hoy asked Rick to contact Steve Zhang for advice on moving forward with getting units assessed in an effort to reduce taxes at Edgewater.

**New Business-**Rick and Jeff Hoy met with Westfield Self Storage Company of Bemus Point, NY. This company recently installed storage units on North Portage St in Westfield. Since the storage units are in need of renovation and repairs, Jeff and Rick asked Scott Sampson if it would be possible to rent 25-30 units in Westfield. Mr. Sampson quoted \$41/month for each unit that would be invoiced to Edgewater on a monthly basis. Rick told the board that Rizzo, also, has storage units that could be installed on Edgewater property. This option would require a vote by the homeowners with a 75% approval required.

Rick reported that he had received a letter from AgriAmerica stating the vineyard needs drainage lines installed. AgriAmerica noted that the grape market has become very depressed due to an over-supply of grapes and less demand due to the closing of the Carriage House and the reduction of grape intake at Cliffstar. AgriAmerica requested to continue operating the vineyard and allow them to document the cost of making the necessary improvements, since they have the equipment and ability to solve the drainage problems, in lieu of paying rent for a few years. Edgewater would supply the drain tile, stone, etc. Ray Mapston asked that the board allow Susan Mapston to speak on the topic of the grape vineyards. Her friend, Helen Baron, owns a vineyard in Westfield.

Rick would like to replace the mechanical plow on the Gator with a new hydraulic plow at an estimated cost of \$2600-2700. He noted that it would be safer and faster for the crew to operate.

**Open forum for guests-**Sue Mapston suggested that it would be nice if the board could purchase another black wagon for landscaping next year. She also stated that having a storage unit company on Edgewater property may not be wise for several reasons.

Rich Sauer asked if Hill Engineering would be at Edgewater to oversee the WWTP and P building culvert projects. He noted that Michaeleen would be a good contact for tax assessment. He, also, suggested that the Strategic Planning Committee look into the best uses for the vineyard.

Peggy Sauer asked if there are any fire regulations regarding dryer vents and how long the WWTP project will take. She wanted to know if there are any rules regarding chairs and such at unit fronts. They are allowed as long as it creates a pleasing atmosphere and is not used for storing items.

Jean Krim expressed concern that storage units on Edgewater property will not be attractive.

**Next Meeting:** September 26, 2015 at 10:00 A.M. in the Association Office

**Adjournment:** Following a motion by Greg and second by Debbie, the meeting was adjourned at 11:45 A.M.

Respectfully Submitted,

Janet Greene, Secretary