

Edgewater Condominium Association

Board of Managers

September 26, 2015 Secretary's Report

President Jeff Hoy called the meeting to order at 10:00am in the Association Office. He welcomed guests and reminded them that there would be no interruption of the meeting allowed by guests except during the Open forum for Guests at the beginning in end of the meeting. President Hoy took a moment to remind residents that correct email addresses for all board members can be found on the Edgewater website, www.edgewatercondos.net and the monthly newsletters. He a few board members have not received emails from residents/owners due to the use of old email addresses that no longer exist. He said many emails to him have been going to an old account that he uses for spam and advertisements. The correct email for Jeff Hoy is jeff.hoy@hotmail.com and Janet Greene's correct email address is greenecres808@hotmail.com.

Secretary Janet Greene presented the roll call stating that all board members, along with, Association Manager Rick Clawson and guests Susan Mapston and Peggy Sauer were present at the meeting.

Open forum for guests – Peggy Sauer commented that it has been a pleasant season at Edgewater noting the many improvements at the complex and addition of curb appeal since the board has given permission to homeowners who have requested to pour concrete at the unit fronts, creating a more pleasant atmosphere at the front of those units. Peggy also commented that she suffers from severe allergies, noting that golden rod/ragweed allergies are the worst for her and many other allergy sufferers, and requested that the board consider trimming those weeds from the tree groves behind H, J, K and L buildings and other areas along all the lakeside buildings.

Minutes from August regular meeting-Janet Greene – Greg made a motion, Debbie seconded to approve the amended minutes of the August 2015. President Hoy declared the minutes approved.

Treasurer's Report-Debbie Ferris – Debbie Ferris presented the treasurer's report for the 8 months ending August 31, 2015. The reserve account has a current balance of \$288,514.25; the checking account is \$41,595.39 with a total current cash balance of \$330,109.64 (as of 8/31/15). She stated there are total assets of \$362,530.52 as of 8/31/15. There is \$2430.00 still owed by delinquent homeowners for the special assessment. There was a loss of \$20,817.00 from the sale of Unit 701. She noted that this is a book number, not a cash number. Next month's financials will look better because projects that were budgeted for September 2015 were actually completed months earlier. She noted that we are in decent shape going into the last quarter, and prepared for the expense of the WWTP project in October. The board scheduled a budget meeting for Thursday, October 1st at 8pm. A motion by Debbie, seconded by Janet to approve the treasurer's report, as read, was accepted by the board.

Administrator's Report-Rick Clawson – WWTP – Rick has asked Andrew Thompson and Hill Engineering to oversee the WWTP project. The contractor is waiting for pump sizing and once that arrives they will

be ready to begin work. **Chimney Inspections** – Rick has been unable to locate a Chimney Inspection resolution and suggests that the board create one. He, also, stated that the chimney cleaner never finished work last year and promised residents, with chimneys, that he would return in the spring to complete the work. The cleaner recommended that those homeowners not use their fireplaces until the cleaning and other work was complete. The contractor never returned to finish the work from last year, and those homeowners asked Rick why they should have to pay again this year, when the work was never completed last year and they were unable to use their fireplaces. Rick suggested that we make this year an optional year for chimney inspections and start fresh next year when a resolution for Chimney Inspections has been created by the board. Rick said the responsibility for cleaning and chimney inspections should be the responsibility of the homeowners to have done and provide a signed affidavit to the office administrator that the work has been done and chimney passed inspection by a certain date each year. **Request for Plow Replacement** – Rick would like to order a new plow for the gator that has automatic adjustments to the plow. He suggested that we not put the remaining fence back up at the playground/tennis court area, and use the money to purchase the plow. The board said the fence still needs to be put back up and should not be forgotten. Rick would be able to sell the original plow for \$500.00 without a problem. Greg made a motion and Janet seconded to purchase the new plow at an estimated cost of \$2600 and sell the other. The board approved. **Annual Consent Forms** – will be available on the website and in the October Newsletter. The pool & play Area will be closing in a few weeks, the Beach Stairway will remain open as long as the weather permits. **Dumpster Utilization and Abuse** – A new sign will be posted forbidding construction debris, appliances, carpeting, furniture, doors, windows, TV's and electronics to be left at the dumpster area. Rick noted that Bestway charges \$100 each time he is called to pick up debris at Edgewater. Homeowners will be able to call Bestway to have such items removed at their own expense. **Paving** – John Rowe of Kingsview needs to meet with the board to explain the inferior work that has been done at Edgewater in the past year. Rick is still withholding a \$5000 payment until Mr. Rowe meets with the board. **Tree Trimming** - Jeff read a letter from Ann Fago regarding tree trimming. The letter reads: "Members of the Board, In late spring, early summer, I put in a work order to have the trees trimmed on the lake side of building D and was denied the request by the board. Some of the trees are within 1-2 feet of the building and blocking the lake view. Someone PLEASE explain why this basic maintenance request was denied. In the spring Al Clody and I trimmed as many of the tree branches that we could reach that were hanging over the deck at building C. I asked that they be trimmed along with cutting down a tree in front of 304-305. This small tree blocks the sun causing a constant state of darkness. I would be happy to point out these areas to any or all board members in hopes of having the work done. Respectfully, Anne Fago, Unit 405". Rick said that selective trimming could be done in some areas and told that some trees are overhanging on buildings in many areas on the grounds. He noted that some work would need to be done by a professional as he would not jeopardize the safety of the maintenance crew. Jeff said we should be cautious to make sure trees are trimmed properly without causing damage to the trees. Rick will call Dave Matthews of Great Lakes Tree Service and ask him to come to Edgewater to make recommendations for trimming. Rick will make an appointment and contact board members who wish to walk the grounds with Mr. Matthews. Ron Moreci also sent a letter requesting tree trimming to improve his view. His letter was not read at the meeting.

Committee Reports – Rules and Regulations: Greg reported that he has received 10-12 surveys back from homeowners who have dryers in their units. He will create a spread sheet of the survey to present to the board at the next meeting. He stated that he would like to receive more surveys to add to the spread sheet. Greg told the board that dryers that vent into a wall could cause a fire or black mold in the petitions of the wall. He noted that dryers that vent into the attics cause no damage and leave very little lint residue. Rick printed out a Washing Machine Hose Resolution that was adopted at the August 26, 2006 meeting. The board made a decision to table this discussion until the October 2015 meeting.

Social & Recreation Committee – Janet Greene had nothing to report. **Landscape** – Susan Mapston told the board that many plants had been replaced this season at N, L, K, F & D buildings. Some were done at the request of homeowners, others by the choice of the committee. Planter boxes will be removed by the maintenance crew before the onset of winter. Plants were purchased by the association for unit fronts at C&N buildings and others were purchased by unit owners or donations at units N4 and L3. Hostas were transplanted from areas on the grounds to other areas where dying plants had been removed. Ideas for the future include hiring a landscaper to redo the front of the pool building and front entrance, many of the sea grasses are dying out in the center and need to be split and divided, some committee members would like to install a fountain at the pond to help discourage the geese and perhaps be attractive. She voiced her opinion on the trimming of trees stating that the board could consider allowing residents to safely trim branches they can reach. However, she feels that all the trees in question from homeowner's requests should not be cut down. She stated that the trees were there when the units were purchased and should not be disturbed. Janet added that the committee could use another black wagon for transporting equipment and supplies to work areas on the complex. Susan, also, asked that the board consider purchasing a special wagon that holds a water container and can be hauled around the grounds to water plants and flower boxes. **Strategic Planning** – Ray Mapston reported that the components of the strategic plan are beginning to come together with the support of the board and homeowner input. His update included the importance and priority of the wastewater treatment system improvements scheduled for October 2015, a special study to determine the location of shutoff water valves at each building, storage options, diseased pine trees, and the vineyard lease agreement. He encouraged homeowners to attend meetings or submit email letters to him at Susan99@msn.com. It is his hope to schedule a meeting soon.

Old Business – Storage Units-Many options are still being considered for storage at Edgewater or off site. There is a misconception of homeowners who think they will be getting a discount at the offsite storage company. More information needs to be studied before a decision can be made by the board. **Grape Contract/Proposal** – Susan Mapston gave a report on the grape contract leases. She stated that the bottom line the board needs to answer is: Is it an extra expense for the association to have the grapes? The grape market is going through a depressed time. AgriAmerica has opened a door for Edgewater to ask questions about how the vineyard has been managed with a proposal to improve drainage. It was mentioned that proper trimming of the grapes is a must to get a good yield. Mechanical trimming should be done only every few years, with conventional trimming the remaining time during the off season. Proper management of the vineyards is critical to enhance yield and profit. Jeff requested that Rich Richmond meet with the board to discuss the vineyard options.

New Business/Correspondence: Debbie Ferris presented graphic designs to the board that were created by Wendy Gollnitz. These designs show before and after pictures to give the board a visual idea of improvements the board could do to improve curb appeal. Examples provided were shutters at the front windows, new black background unit number and building signs, hanging flower pots at unit fronts, solar lighting, benches, and freshly sealed parking lots with lined parking areas at each building. Debbie will email the attachments to the rest of the board so it can be included in the strategic plan. Jeff stated that sealing all roadways and parking lots will help protect the deterioration of the roads and buy time till they can be repaved. Wendy Gollnitz will attend the October board meeting to further discuss the recommendations with the board.

Jeff requested that Rick create another area on the website that is strictly for board members. He, also, told the board we should also consider owners for a nominating committee to look into potential new board members. Ray Mapston and Greg Smith's terms expire in June 2016.

Debbie Ferris will be writing up an article regarding the internet and cost. She needs to gather more information before she can complete the article. Greg asked if most issues have been resolved. Jeff said he has received an email from Anne Fago about internet issues, and Jeff noted there are times when he is unable to access internet, email, ebay when it drops the internet connection. Peggy Sauer s the board she has had similar issues. Janet Greene asked if they have called tech support with their issues. She noted that callers should stay on the line and wait for a technician to help with the immediate issues.

Open forum for guests: Susan Mapston commented about the graphic designs and requested that the front entrance and pool building be the first priority. She noted that weeding and trimming has been pretty much completed and has requested that these duties be placed on a regular maintenance schedule. Greg suggested that some of the community gardens were started years ago should be torn out and returned to grass.

Next Meeting: October 24, 2015 at 9:00 am in the Association Office.

Adjournment: The meeting was adjourned at 12:31pm.

Respectfully Submitted,

Janet Greene

Edgewater Condominium Association

Secretary of the Board of Managers