

## **Edgewater Condominium Association**

### **Board of Managers**

#### **November 18, 2015 Regular Meeting**

The November board meeting was called to order at 7pm, by President Jeff Hoy, in the Association Office. Board members present were Jeff Hoy, Greg Smith, Debbie Ferris and Janet Greene, along with Administrator, Rick Clawson. No visitors or homeowners were present.

#### **Open forum for guests – None**

Secretary's Report for October – A motion by Greg and second by Debbie was approved by the board.

**Treasurer's Report for October** – Debbie Ferris reported a net income of \$130,149, Cash of \$47,541, Reserve Fund of \$282,127, and undeposited funds of \$5475 for a total of \$335,143. The projected reserve fund of \$293,207 at the year's end (12/31/15) includes the WWTP project estimated cost of \$103,000. A motion by Janet and second by Greg to accept the Treasurer's Report was approved by the board.

**Administrator's Report – WWTP:** Wilson Excavating, Hill Engineering will be involved in the WWTP Project. The pumps and control panels have been ordered from Miller's Supply Company at a cost of \$15,250. Jeff spoke with representatives of Wilson Excavating and was told they are completing another job, at this time; they will, then, begin the WWTP project at Edgewater Condominium. They told Jeff that they are not concerned about winter weather. **Culvert on access road to P building:** Rick told the board a few contractors plan to submit bids to replace the culvert on the P building access road.

**Winterizing:** The maintenance crew has been working on leaf removal and marking outdoor water shutoff valves. **Insurance Proposals:** Rick has contacted several companies in an effort to get a variety of insurance proposals. **Grape contract discussion:** There have been conflicting reports from residents and homeowners at this time. **Property Appraisals:** Steve Holt and Rick hope to get a complete appraisal of the entire complex.

#### **Committee Reports – NONE**

**Old Business – Chimney Discussion:** The board continues to discuss the chimney resolution, and since questions are still an issue, the board decided to table further discussion until the December board meeting. **Budget Approval** – Following a review of the budget for 2016, Jeff made a motion and Janet seconded to approve the 2016 Budget for Edgewater Condominium, which includes a maintenance fee increase beginning January 1, 2016. One bedroom unit maintenance fees will be \$196/month and two bedroom unit fees will be \$294/month. The board approved the budget and maintenance fee increases.

**New Business/Correspondence** – Rick received a letter from Kingsview Paving stating they will make repairs to the exit road under warranty. **Election to replace vacant board position, 2<sup>nd</sup> Vice President** – Rick reported that there are three homeowners, who will run for the vacant board position. They are: John Covey (Unit 408), Deb Kindron Christina (1105) and Mark Johnston (805). Ballots will be mailed to

homeowners on December 7<sup>th</sup>, and the Special Election meeting and Regular monthly board meeting will be held on December 16, 2015 at 10am, in the Association Office.

**Open forum for guests** – None

**Adjournment** – A motion by Greg and second by Janet was approved to adjourn the meeting at 8:15pm.

Respectfully,

Janet Greene

Secretary