

January 23, 2016 Edgewater Board Meeting

Edgewater Condominium Association

Secretary's Report

The January 2016 board meeting was called to order at 10:03am by President Jeff Hoy. All board members, Rick Clawson and Jim & Debbie Walsh were present.

Open forum for guests – Debbie Walsh presented information on property appraisals for condominium complexes in NYS.

Minutes from the December 2015 meeting were approved, subject to an amendment stating we went into executive session following the adjournment of the meeting.

Debbie Ferris reported that as of 12/31/15 total cash assets are \$325,621.18 and actual capital budget net income for 2015 is \$16,338.72. Actual operating net income as of 12/31/15 is \$102,048.76 with an overall net income of \$118,387.48. \$100,000 of the net income will be charged to the WWTP project, leaving a net income of \$18,387.48. The treasurer's report was approved following a motion from Mark Johnston and second from Janet Greene, with the revision of incorrect dates on page 2 of the report.

Administrator's Report – The WWTP project will begin once one more pump is delivered and electrical work will be completed first. Property Appraisal: Rick will be meeting with Pete & Steve Holt next week regarding property appraisals. The grape contract was renewed with Agri-America and RFP's are being sent for bids on drainage work in the vineyards. Rick will send out RFP's for bids on a new roof for J building.

Committee Reports: Rules & Regulations – Greg Smith presented the Chimney Resolution # 1-2016. It reads, in part, that "A. The owners of each unit in the Association that is equipped with a fireplace and chimney shall be required to have their fireplaces and chimneys cleaned and inspected annually prior to September 1<sup>st</sup>. B. Contractors must file with the Association an original and current copy of a certificate of insurance in a form acceptable to the Association. C. The fireplace and chimney shall be cleaned and inspected by a qualified chimney inspection firm. The Homeowners shall submit to the Association an original certification of the inspection from the contractor, stating that the fireplace and chimney have been cleaned and inspected and serviced and/or repaired as needed. Said certification shall be submitted every year prior to September 1<sup>st</sup>. D. If the fireplace is found to be unrepairable or unserviceable, the fireplace will be permanently disabled, removed, or replaced with a new fireplace. E. In cases where the fireplace has been disabled the Homeowner shall submit to the Association written documentation from the chimney inspection firm indicating the date that the fireplace has been disabled ensuring that it will not be operated in the future. If the homeowner chooses to return the fireplace to service, the fireplace, chimney and any modifications made must meet the requirements of articles "C" and "D" above. F. If removed, the homeowner shall provide written proof from the chimney inspection firm that the unit has been removed. This documentation will be in the form of a signed and dated letter to the Board of Managers. G. Homeowners found in violation of this Resolution shall be

subject to all rights and remedies available to the Association in accordance with the rules and regulations titled "Enforcement" relating to a System of Fines: which stipulates that violators will be given a specified number of calendar days from the date of warning to correct the rule violation, after which a nominal fine will be assessed weekly up to a maximum amount until the fireplace and chimney are inspected, cleaned, repaired, or removed, if necessary, and the report filed with the Association."

Old Business: Chimney Resolution # 1-2016 was voted upon and approved following a motion from Greg and second from Mark. Lakeside tree inspection – the board reviewed a bid from Great Lakes Tree Service to remove a total of 12 trees and trim 18 trees upon the Edgewater property for a total of \$7800. Rick will seek more bids for the project. Rick continues to make the necessary contacts to get the Annual Financial Review completed.

New Business: Landscaping – Jeff appointed Janet Greene chair and board liason of the Landscape committee with Susan Mapston, and Debbie Ferris co-chair and board liason, with Marilyn Gollnitz as co-chair of the Recreation and Social committee. These changes were made in an effort to have more board member involvement with Edgewater committees.

Open forum for guests: Jim Walsh inquired about plans to repair the P building access road.

Next Meeting: February 27, 2016 at 10am in the Association Office.

Adjournment: The meeting was adjourned, following motions from Greg and Janet. Guests were excused and the board went into executive session. No resolutions were made during executive session.

Respectfully,

Janet Greene

Secretary