

Edgewater Condominium Association

Board of Managers

February 27, 2016 Monthly Meeting

The February meeting was called to order by President Jeff Hoy at 10:02am in the Association Office. All board members, Rick Clawson and guests, Tom Elson, Jack & Kathy Horst were present.

**Open forum for guests – None**

**Secretary's Report January regular meeting** – Janet Greene will revise the fourth paragraph to read "\$100,000 of this net income will be charged to the WWTP project, leaving an overall net income of \$18,387.48." The minutes were approved subject to the change.

**Treasurer's Report/Reserves** – Debbie Ferris reported that our Lake Shore Reserve account balance as of 1/31/16 is \$278,747.29, Checking account balance is \$38,494.12, and undeposited funds are \$9,893. Accounts receivable of \$12,186.25, Accounts Receivable-Special Assessment of \$1,060 and Prepaid Insurance of \$10,948.39 bring Total Current Assets per Financials to \$351,329.05. Fixed Assets of Equipment, Net of Depreciation amount of \$24,512.60 create Total Assets to \$375,841.65. The actual net income for month ending 1/31/16 is \$8,686.95 vs. the budgeted amount of \$7,681. The treasurer's report was approved following a motion from Debbie and second from Mark Johnston. Jeff will provide a copy of the 2016 budget to Mark Johnston and meet with him upon his return from Florida. Following a motion from Greg and 2<sup>nd</sup> from Janet, the board approved to accept the engagement letter.

**Administrator's report** – Rick Clawson reported that the WWTP project is scheduled to begin the week of March 7<sup>th</sup>. The construction project will take about 2 weeks. The delay in the construction project was due to the suppliers delay and error. Jeff, also, acknowledged a part of the blame. Rick emailed the Grape Contract from Agri-America to the entire board, Saturday morning. Following a lengthy discussion, the board made the decision to take time to review it prior to taking a vote. P building access road flooded again, during a winter thaw and rain storm. Jeff recommended that a large screen be placed upstream from the access road to help stop debris from plugging the culvert pipe. J building roof – board needs to make a decision between metal roofing and asphalt shingles. Metal roofing is not recommended for condominiums, for numerous reasons, and Rick has asphalt shingle samples. Rick will send a link to the board for various types of asphalt shingles. K building deck replacement – Rick said that plans need to be drawn up for the deck replacement and requested permission to contact an engineer to do the necessary drawings. A motion by Mark and second by Debbie was made to give Rick permission to contact an engineer, was approved by the board. Lakeside Tree Proposals - A motion by Janet and second by Debbie was approved to hire Lake Erie Tree Service to do the lakeside tree trimming and removal. A motion by Mark and second by Janet was approved to pay the Kingsview Paving invoice for paving work. Jeff asked if there has been more damage and deterioration to the P building culvert. Rick responded that it is no worse at this point but does need to be addressed. Jeff feels we need to control the issue of debris clogging the culvert by clearing debris and installing a screen upstream. Jack Horst noted that the original culvert was installed with the smaller portion upstream

and larger portion downstream, causing the culvert to be undermined. He noted that the upstream part of the culvert needs to be the same size as the downstream culvert.

**Committee Reports – Rules & Regulations** – None. **Landscape Committee** – Janet reported that the committee’s main goal is to try to reduce maintenance on landscape grounds and unit fronts. The committee would like to revamp unit fronts, installing new weed barriers, and fresh soil and mulch as well as planting wild flower seeds in the larger landscape mounds, or reducing their size. **Recreation & Social Committee** - None

**Open forum for guests** – Kathy Horst noted that in the past, when homeowners no longer cared for adopted gardens, they were returned to grass. Jack Horst suggested that the board create a ‘dog park’ at the west end of the property, that would be fenced in and give dogs a place to run and play. Tom Elson brought up costs in maintaining the property. Total costs of ownership include taxes and maintenance fees. He noted that we are getting more and more renters, and condominium sales are down. He feels the board needs to address tax issues. He noted that we need to inform our realtors what our maintenance fees include, such as water, trash removal, etc. He complimented the board on their handling of past assessments, in giving homeowners time to pay the assessments. He told the board that he does not want to have to pay for homeowners going in the forward. We have been strapped for trying to make up for what has happened in the past. Mr. Elson asked if the board has ever considered selling the west end property and the grape vineyards. He said it is high maintenance and costly to keep. Mark and Jeff thanked him for his input and told Tom he gave the board much to think about and discuss in the future.

Jeff told the guests that we have met with the tax assessor and she gave us information regarding condominium assessments and NYS laws. The board will move forward with acquiring the necessary information to present to the assessor in late April.

**Next Meeting:** March 26<sup>th</sup> – Association Office at 10am.

**Adjournment:** A motion by Mark and second by Greg was approved to adjourn the meeting at 11:02am.

Respectfully Submitted,

Janet Greene

Secretary

**Addendum:** The board voted and approved to hire Pete Holt to conduct a study and prepare a report to present to the Town of Westfield Tax Assessor, to request a reduction in our tax assessments. The board voted and approved a 5 year contract with Agri-America to harvest the grape vineyards.

Janet Greene

Secretary