

Edgewater Condominium Association

Board of Managers

March 25, 2017 Secretary's Report

The March meeting was called to order at 9am, by President Jeff Hoy, in the Association Office. Board members Jeff Hoy, Jeff Beach, Debbie Ferris, Janet Greene and Administrator, Rick Clawson were present. Homeowner, John Ferris and special guest, Andy Putnam were also present.

Special guest, Andy Putnam informed the board about the condition of the vineyards and his plans for restoring them in the months and years ahead. He noted that the vineyards had been neglected and poorly managed for a number of years and he would have his crew trim the vines back to encourage better crops for harvesting. He explained that the first couple of years will produce less until new growth can be established. Andy will, also, need to inspect all posts and replace bad ones. He asked the board to consider sharing the cost of replacing posts this year. He said all pruning, dipping, and replacement of posts is done with manual labor. Machinery is used for mowing, fertilizing and harvesting the grapes.

Open forum for guests: None

Minutes from the February meeting – were approved following a motion from Debbie Ferris and second from Jeff Beach.

Treasurer's Report – Debbie Ferris reported that as of February 28, 2017 total assets are \$143,086.25 and total liabilities and equity are \$143,086.25. The treasurer's report was approved following a motion from Debbie and second from Janet.

Administrator's Report – K Building Deck: formal approval of bid award – Debbie and Janet questioned Rick about the details of Stratton's bid, noting that Jim Alexander detailed the outline of his bid, whereas, Mike Stratton's bid just gave a brief description of work with his bid. Rick assured the board that Stratton Services bid includes all of the same details as Alexander's bid. Following a motion from Janet and second from Jeff Beach, the board approved Stratton Services bid for the K building deck project. Pool Solar Heating Update – Rick reported that the installation is scheduled for the first week in April, then maintenance staff will begin work to open the pool.

Committee Reports: Rules & Regulations – None. Landscaping – Janet Greene told the board that the landscape committee plans to maintain the unit fronts and existing community gardens this year, along with planting flower boxes, subject to board approval, to keep landscape expenses down this year. She requested that the board consider a designated fireplace wood storage area someplace other than along the entrance road, where it currently is stored. Rick suggested creating an area at the recreational vehicle storage area, that could be plowed during the winter months. No action was taken at this time.

Old Business: Following a motion from Janet Greene and second from Jeff Beach, the board approved to accept the Grape Contract with Andy Putnam. Jeff Hoy plans to move forward with Election Committee assignments.

New Business: None

Open forum for guests: None

Next meeting: April 29, 2017 at 9am in the Association Office.

Adjournment: Jeff Hoy stated that the board would be going into Executive Session, but would not be taking any action requiring a vote of the board. Following a motion from Janet and second from Jeff B. the meeting was adjourned at 11:04 am.

Respectfully Submitted

Janet Greene

Secretary