

Edgewater Condominium Association

Board of Managers

May 2017 Secretary's Report

The Edgewater Board of Managers meeting was called to order by President Jeff Hoy, on May 27, 2017, at 9:05am in the Association Office. Board members Jeff Hoy, Jeff Beach, Janet Greene, Debbie Ferris, Administrator, Rick Clawson and residents Laura Beach, Eric Schauer, Elaine Prince, Greg Smith and John Ferris were present.

Open forum for Guests: Greg Smith told the board he was pleased with the final result of the new K building deck. He said he looks forward to seeing the front lawn and landscaping completed.

April 2017 Secretary's Report: was approved following a motion from Jeff Beach and second from Debbie Ferris.

Treasurer's Report: Debbie Ferris reported that total current assets & total liabilities and equities are \$115,381.94 as of April 30, 2017. She noted that the Actual 4 months ending Income is \$125,327.59, expense is \$82,891.19 compared to the 4 months ending budgeted income of \$114,693.00 and expense of \$98,163.00. The treasurer's report was approved following a motion from Debbie Ferris and second by Jeff Beach. After the board discussed the year ended December 2016 Financial Review, a motion was made to transfer \$20,000 to the reserve account that was a remaining income from 2016. This was approved by the board following a motion from Debbie and second from Janet.

Administrator's Report: K building roadside deck is completed. Rick said new lights were installed on the fascia to enhance nighttime lighting and that the maintenance crew would complete the repairs to the lawn and plant seed next week. The pool is open. However, the kiddie pool has a leak and will remain closed unless repairs can be made easily. Residents will be required to get a new pool code and copy of the pool rules to be allowed entrance to the pool. There was a blockage of the lines at the WWTP. Wilson Excavating was called in to repair it and install a clean out. Election mailings have been mailed out to homeowners. The Annual Meeting is scheduled for June 11, 2017 at 4pm in the Lakeside Lounge.

Committee Reports: Rules & Regulations – Jeff Hoy asked Greg Smith if he would be willing to take over the Rules & Regulations committee to replace Mark Johnston. Greg agreed to take on the chairperson position. **Landscaping** – Janet Greene reported that the committee has replanted the rose bushes at K building and repaired unit fronts, sea grasses have been transplanted behind the maintenance garage (to help shield lawn equipment and debris that is stored there), near the WWTP in an effort to help shield the visible view of maintenance debris stored there, and along the firewood area at the main entrance road. She told the board that numerous homeowners are now taking efforts to improve building fronts, and have begun to volunteer on the landscape committee.

Old Business: Debbie Ferris asked Rick what steps have been taken to clean up the maintenance debris by the WWTP. Janet stated that a small amount of cleanup had been started behind the maintenance garage, but has not been completed. Rick assured the board that work will be done on both areas to make it more presentable.

New Business: Pest Control – The board discussed where boundaries lie regarding issues of pest control regarding a mice infestation in a unit at M building. **Requests for concrete roadside unit front patio** – The board approved the installation of concrete patios requested by John Rathmell, Colleen McCarthy, Connie Padak, Janet E Greene, Paul Kriedman, and Elaine Prince.

Open forum for guests – Elaine Prince told the board that there is a dirt floor in the space where her hot water tank is stored. Jeff Hoy explained that his unit has the same issue at P building.

Next Meeting: June 24, 2017 at 9am in the Association Office

Adjournment: The meeting was adjourned at 10:05am following a motion from Janet E Greene and second from Jeff Beach. Jeff Hoy explained that the board would be going into executive session but would not need to vote on any Edgewater business.

Respectfully,

Janet E Greene,

Secretary