

Edgewater Condominium Association
Board of Managers November 25, 2017 Meeting
Secretary's Report

The meeting was called to order at 9:00 AM by President Jeff Hoy. Board Members Jeff Beach, Tony Cascio, Debbie Ferris (via Skype), Jeff Hoy (via Skype) and Ruth Schauer (via Skype) were present, along with Rick Clawson, Administrator. Guests at the meeting included Laura Beach (L-6), Lee Davies (F-2), John Ferris (J-6, via Skype), Jack Horst (P-3), Bob & Kate Markham (N-8), and Greg Smith (K-9).

MINUTES FROM PREVIOUS MEETING. The October 2017 Secretary's Report was approved as submitted, following a motion from Ruth Schauer and second from Tony Cascio.

TREASURER'S REPORT/RESERVES. Debbie Ferris presented the September 2017 Treasurer's Report to the Board. The report was approved as submitted, following a motion from Debbie Ferris and second from Jeff Beach.

ADMINISTRATOR'S REPORT

J Building Deck. 2 Bid proposals have been received and are being reviewed for this project. The cost is slightly more than the previous K Deck replacement, due to differences in the concrete structure of the J Deck.

Water Shut-Off Valve Replacement Project. We are waiting for 2 proposals to excavate and replace the valves, which will in turn be given to the Town of Westfield for approval.

Winter Plowing. The Board has approved the annual plowing contract with Westfield Nursery.

Waste Removal. The Board approved the retention of Bestway Container Services for our waste removal in 2018.

Edgewater Website. Rick will be redesigning the Edgewater website for 2018. One upgrade he is looking into is a Resident's Forum.

COMMITTEE REPORTS

Final Pet Policy Approval. The Board voted by a 3-2 margin to adopt the new Pet Policy as written. This Policy will go into effect on January 1, 2018. The Board also reviewed the new Pet Registration Form, which is a part of this Policy.

OLD BUSINESS

2018 Budget. The Board voted unanimously to approve the 2018 Budget as presented.

NEW BUSINESS/CORRESPONDENCE

Request for Satellite Dish. Ronald and Judith Sumption (D-2) submitted a request for a Satellite Dish. The Board approved this request as submitted.

Request for Double Hung Windows. Bob & Kate Markham (N-8) submitted a detailed request to install double hung windows to replace the front windows on their unit. After a discussion regarding the look, color and aesthetics of the new windows, the board voted unanimously to approve the request as submitted.

OPEN FORUM FOR GUESTS. Jack Horst spoke regarding the erosion of the area near the culvert on the P building roadway as a result of the recent November rainfall. The Board agreed that something other than replacement soil should be placed in this area and will be looking into placing rip rap around the areas there that are prone to flood erosion as a preventative measure. Laura Beach requested that proof of vaccinations be added to the new Pet Registration Form, and noted that any pets not vaccinated properly should have documentation from their Veterinarian as to why the pet is not vaccinated. John Ferris requested an update on the movement of the tax assessment case. There is a meeting scheduled on November 27th with all parties and attorneys to discuss progress and resolution of this issue. The Board decided to contact our attorney with a request for an immediate update on this meeting, as well as his attendance at our December Board of Managers Meeting.

All residents are invited and encouraged to attend our monthly Board of Manager's Meetings. Residents attending will be asked to sign-in. Anyone requesting an opportunity to speak during an Open Forum will be asked to also state the topic of their presentation. Residents are asked to refrain from interruption while another resident has the floor, and to contain themselves to the topic of their presentation

NEXT MEETING. December 30, 2017 at 9:00 AM in the Association Office.

ADJOURNMENT. The meeting was adjourned at 10:00 AM, following a motion by Tony Cascio and second by Debbie Ferris.

EXECUTIVE SESSION. The Board went into Executive Session but did not take any action on business.

Respectfully Submitted,

Ruth E. Schauer
Secretary