

Edgewater Condominium Association
Board of Managers December 30, 2017 Meeting
Secretary's Report

The meeting was called to order at 9:00 AM by President Jeff Hoy. Board Members Jeff Beach (via Skype), Tony Cascio, Debbie Ferris (via Skype), Jeff Hoy (via Skype) and Ruth Schauer (via Skype) were present, along with Rick Clawson, Administrator. There were no guests at the meeting.

SPECIAL GUEST. Our attorney Mark Bargar was to attend this meeting for the purpose of an update on the Tax Assessment Case. Mark was unable to attend due to weather conditions. President Hoy noted that this case is in the stages of final discussions. Agreement has been reached with the Town, and the School Board is expected to also agree to a resolution very soon. The issue is moving in a positive direction, and an update will be given at the next Board meeting.

OPEN FORUM FOR GUESTS. There were no guests at the meeting.

MINUTES FROM PREVIOUS MEETING. The November 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 November 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

Water Shut-Off Valve Replacement Project. We are still waiting for 2 proposals to excavate and replace the valves, which will in turn be given to the Town of Westfield for approval. The amount of snowfall in the areas where the valves are has rendered them inaccessible.

Winter Plowing/Snow removal. Rick noted the amount of snowfall in December is record, and that staff have been working diligently to keep our roadways, parking lots and buildings safe and accessible. The Board extended our deep appreciation for all of these efforts on behalf of the residents.

Snowblower/Cab Purchase for John Deere X540. Rick presented a proposal for the purchase of this equipment to better enhance staff's capabilities for snow removal. The Board voted unanimously to approve this request, on a motion by Jeff Beach and a second by Tony Cascio.

COMMITTEE REPORTS

By-Laws. Jeff Beach reported that he plans to convene this Committee sometime in January for the purpose of the ongoing review of the By-Laws.

OLD BUSINESS

Edgewater Website. Rick will be distributing an organizational sheet for the re-design of the website for the Board to review.

NEW BUSINESS

Capital Contribution Fund. The Board agreed that the pursuit of this Fund is a priority for 2018. Ruth will prepare proposed language for an Amendment to the Edgewater Declaration to allow for the establishment of the Capital Contribution Fund, and will forward it to our attorney for review.

Resolution Allowing Double-Hung Windows. The Board voted unanimously to approve the Resolution as written, on a motion by Jeff Hoy and a second by Tony Cascio.

2017 Financial Review. Rick will be contacting our accounting firm to perform the 2017 Financial Review.

OPEN FORUM FOR GUESTS. There were no guests at the 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. January 20, 2018 at 9:00 AM in the Association Office.

ADJOURNMENT. The meeting was adjourned at 9:25 AM, following a motion by Tony Cascio and second by Jeff Beach.

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

Respectfully Submitted,

Ruth E. Schauer
Secretary

