

Edgewater Condominium Association
Board of Managers June 30, 2018 Meeting
Secretary's Report

EXECUTIVE SESSION. The Board went into Executive Session prior to the meeting, but did not take any action on business.

The meeting was called to order at 9:00 AM by President Jeff Hoy. Board Members Tony Cascio, Lee Davies, Jeff Hoy, Debbie Ferris and Ruth Schauer were present, along with Rick Clawson, Administrator. Guests at the Meeting were Taffy Ballard, Laura Beach, Marybelle Beigh, Nancy Bourne, Albert Clody, Norm 7 Marilyn Gollintz, Janet Greene, Michael Harrington, Jack & Kathy Horst, Le Jette, Colleen McCarthy, Ron Moreci, Sylvia Rowe, Jo Sacco, Carol Voelke, and Denise Zimmerman

ORGANIZATIONAL MEETING. The Organizational Meeting of the Board of Managers was held with the following results: President Jeff Hoy, First Vice President Lee Davies, Second Vice President Debbie Ferris, Treasurer Tony Cascio, and Secretary Ruth Schauer. The Board wishes to thank Debbie Ferris for her many years of service as Board Treasurer, resulting in a much more stable and positive financial outlook for the Association.

OPEN FORUM FOR GUESTS. Janet Greene spoke regarding her support of allowing individual owners to install brick pavers on the common ground in the back of their downstairs units, and noted her continued support of the Landscaping Committee. Albert Clody thanked Debbie Ferris for her years serving as Association Treasurer. Jeff Beach spoke regarding the responsibility of all residents to read and follow our governing documents, including the rules and regulations, especially as they apply to the definition of and use of common and restricted common elements. He stressed that this usage cannot be indirect defiance of our established documents and rules.

MINUTES FROM PREVIOUS MEETING. The May 2018 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 May 2018 Treasurer's Report. The report was approved as submitted, following a motion from Tony Cascio and second from Lee Davies.

ADMINISTRATOR'S REPORT

"Go to Meeting" Subscription. The Board has approved the purchase of a new software program called "Go to Meeting". This system will allow residents, as well as Board members, to fully participate in Board meetings and other Committee meetings as a group online

Paving Project. The 2018 major paving project has been completed, resulting in an improved entry way as well as parking areas.

Repair of the N Building Stairway and Deck. This work should be started in mid-July, pending receipt of funds from the other party's insurance company. The cost of both the temporary stairs and all repairs

and replacement of the stairway and deck will be covered in full. The Association is unable to authorize any work prior to the receipt of insurance funds.

Repair to Grounds Following Water Valve Project. Topsoil is expected this week for the replacement of grass in areas disturbed by the water valve replacement project.

Chimney Inspections. Rick reminded the residents that chimney inspections are due by September 1, 2018.

New Picnic Tables. Examples of the new picnic tables were available for residents to view. These tables are constructed from a material that requires no maintenance. They will fold easily for storage and be much easier to move about than our current older wooden ones. The Board anticipates a replacement process for the tables as funds allow.

Rain Run-Off Issues. The owner of Unit 1008 complained that excessive rain run-off from the gutters is leaking into her enclosure. The Association is looking into getting larger capacity gutters and downspouts when they need to be replaced, but acknowledges that in instances of extreme rain volume in a short period of time no gutter system can handle the run-off.

Unregistered Abandoned Vehicle. The Board has received complaints of an unregistered vehicle left at the RV parking lot. Rick has located the owner and has issued appropriate verbal and written warnings for removal, as per our Rules. The Board approved immediate removal of this vehicle from the Association property at the owner's expense, following a motion by Debbie Ferris and second by Tony Cascio.

Board Property/Tree Inspection. This yearly walk-around inspection by the Board will be done immediately after today's meeting.

COMMITTEE REPORTS

Landscaping. Janet Greene noted that the Landscaping committee is progressing with various projects identified for the Summer months.

RULES & REGULATIONS. Jeff Hoy proposed a motion to cease Board approval for the remainder of the year for any brick paver installations, allowing the Board time to make a thorough review of our current documents and rules, and to decide how to best handle this issue going forward in fairness to all residents. This proposal was approved following a motion by Tony Cascio and second from Lee Davies. Jeff Hoy will issue a letter to all residents on behalf of the Board, explaining this moratorium and stressing the need to obtain written permission from the Board to alter the use of the common elements. The Board also agreed to discuss rule language that will more precisely define the common and restricted elements and their use, as provided for in the Declaration, as well as to revise the rule violation process.

OLD BUSINESS.

Capital Contribution Fund. The Capital Contribution Fund mailing will go out next week, and the Special meeting regarding this Fund will be held July 28th after the general monthly meeting.

Pond Fountain. The Board revisited this proposal as promised last Summer. After a careful study regarding cost, installation and maintenance issues, the Board approved the purchase of a fountain for our front pond, following a motion by Debbie Ferris and second by Lee Davies.

NEW BUSINESS.

Smoking Issue. The owner of Unit 608 requested that the Board review an issue he is having with the resident in a neighboring unit, regarding that resident smoking within the confines of his unit. He wondered if there was any action that the Board could take to remediate this situation, as he believes the smoke is permeating his unit, causing him undue discomfort. While entirely sympathetic, the Board is unable to control smoking by residents within the confines of their own units.

Window Replacement Request. A request was received from the owners of Unit 1002 to replace their roadside front windows with double hung-windows. After reviewing the written request and a visual representation of the windows' appearance, the request was approved following a motion from Debbie Ferris and second from Tony Cascio.

Air Conditioning Requests.

A request to install an air conditioner in Unit 710 was received. After a review of the type of air conditioning, venting of condensation, and a visual representation of where the air conditioner will be located this request was approved following a motion from Ruth Schauer and second from Debbie Ferris.

Rick reported that an E-mail correspondence was received from the owner of Unit 502 to install a Mitsubishi Air Conditioner. This request was denied as it was not received according our rules regarding air conditioner installations. Rick will contact the owner and explain the proper procedure.

Tree Replacement Request. A request was received from the owner of Unit 403 to replace a dying tree on the common ground in front of her unit with a tree which she is willing to purchase and have planted. She also requested that she be allowed to take responsibility for the existing planting area around said tree. The Board approved this request following a motion from Debbie Ferris and second from Tony Cascio. It was noted that due to the presence of electrical wires, the electric company will need to be contacted regarding the type of tree which can be planted in this space.

Request to Use Recreation/Pool Building. Rick reported that he received a request from the tenant in Unit 406 to use the Association Recreation building 3 times a week for the purposes of conducting an exercise class. The Board questioned whether these classes would be open to the public, and whether compensation would be received for them. Upon further discussion noting that the request did not come from an owner, and that the use would apparently be for a business, the request was denied.

OPEN FORUM FOR GUESTS. Marilyn Gollintz reminded residents that the Community Sale will take place July 13th and 14th and outlined the hours for drop-off of items at the Recreation Building.

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 REGULAR MEETING. July 28, 2018 at 9:00 AM in the Lakeside Lounge.

ADJOURNMENT. The meeting was adjourned at 10:15 AM, following a motion by Ruth Schauer and second by Tony Cascio.

Respectfully Submitted,

Ruth E. Schauer
Secretary