

Edgewater Condominium Association  
Board of Managers April 30, 2019 Meeting  
Secretary's Report

The meeting was called to order at 9:00 PM by President Jeff Hoy. Board Members Tony Cascio, Lee Davies, Debbie Ferris (via GoTo Meeting), Jeff Hoy (via GoTo Meeting), and Ruth Schauer (via GoToMeeting) were present, along with Rick Clawson, Administrator. Guests at the Meeting were: Jack & Kathie Horst (1303).

**OPEN FORUM FOR GUESTS.** There were no comments.

**MINUTES FROM PREVIOUS MEETING.** The March 2019 Secretary's Report was approved as submitted, following a motion from Tony Cascio and second from Debbie Ferris.

**TREASURER'S REPORT/RESERVES.** The March 2019 Treasurer's Report was approved, following a motion from Lee Davies and second from Tony Cascio.

### **ADMINISTRATOR'S REPORT**

Children's Pool. Rick verified that the small children's pool has a leak in the water lines between the pool and the basement of the pool building. Absent ripping up the concrete of the entire pool deck, there is no viable option for repair. The pool is out-of-service indefinitely. The Board agreed to start identifying alternative uses for this space, to expand the enjoyment of the pool area for all residents.

Paving. Tabone Paving is scheduled to begin the paving projects for Buildings K, L, M and N on May 1<sup>st</sup>. Residents will be notified in advance of the commencement of these projects.

Drainage. Rizzo was identified as the low bid on the drainage work and anticipates commencement of the project the week of the 29<sup>th</sup>, weather permitting. They are aware of the need to coordinate this project with the paving project.

Pond Fountain. Sanderson Electric is scheduled to begin work on the electrical portion of this project within the next few weeks. The Board hopes to have the fountain installed and operational by the end of May.

## **COMMITTEE REPORTS:**

Landscaping. No formal Landscape Report was given. Debbie Ferris requested that mulch be included in the budget under Ground Maintenance rather than Landscaping, as this is a recurring expense for the maintenance of the entire grounds. The Board agreed with this action. There was also discussion on the use of stones rather than mulch around those unit fronts that do not have concrete pads poured. The Board agreed to investigate this concept further regarding issues such as the cost of stones and the potential impact stones could have on snow removal efforts.

Rules & Regulations – Rental Rules Change Discussion. The necessary changes to both the Rental Occupancy Form and the Leasing of Units Rule discussed at the March Meeting were distributed prior to the April Meeting for Board review. The Board agreed with all changes and approved the Rental Occupancy Form and the changes to the Leasing of Units Rule, on a motion by Tony Cascio and second from Debbie Ferris.

## **OLD BUSINESS**

Nominating Committee. The Committee has received resumes from several potential candidates and will be preparing a slate for the scheduled May 9<sup>th</sup> mailing.

**NEW BUSINESS/CORRESPONDENCE.** There was no New Business or Correspondence for discussion.

## **OPEN FORUM FOR GUESTS.**

Kathie Horst stated that P Building is the only building with stones instead of mulch covering those areas where no concrete pads exist, and felt that this would be a good alternative to mulch for these areas. She also asked that the

Association clear the fallen trees and debris from the brook near P Building. Rick stated that this project is on the maintenance schedule and will be done as soon as the Summer staff is in place.

**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**

**NEXTREGULAR MEETING.** May25, 2019 at 9:00PM in the Office.

**ADJOURNMENT.** The meeting was adjourned at 9:30 AM, following a motion by Lee Davies and second from Tony Cascio.

**EXECUTIVE SESSION.** The Board went into Executive Session after the Meeting, but did not take any action on business

Respectfully Submitted,  
Ruth E. Schauer  
Secretary