

June 2019 Secretary's Report
Edgewater Condominium Association
Board of Managers Meeting

The meeting was called to order at 6:30pm by Jeff Hoy at the Association Office. Members present were Jeff Hoy, Lee Davies, Tony Cascio, Debbie Ferris, Janet Greene, and Rick Clawson, Manager. Guests included Barbara Deets, William Horn, Jack & Kathie Horst, Marilyn Gollnitz, Colleen McCarthy, John Rathmell and Eric Schauer.

Reorganization of Officers: Jeff Hoy made a motion as follows: Lee Davies – President, Jeff Hoy – 1st Vice President, Tony Cascio – 2nd Vice President, Janet Greene – Secretary, and Debbie Ferris – Treasurer. Follow the motion by Jeff and second by Tony Cascio, the board approved the reorganization of officers.

Open forum for Guests: None

Minutes from May 2019 meeting: The minutes were approved following a noted spelling correction by Jeff Hoy, and a motion and second by Janet & Jeff.

Treasurer's Report/Reserves – Debbie Ferris: The treasurer's report was read and approved after motions from Jeff & Tony.

Manager's Report – Rick Clawson:

J Building Landscaping of Lawn – Rick reported that Scott Robbins, owner of Westfield Nursery, will be coming on Friday, June 28, 2019, to assess and give an estimate to grade and repair the lawn from the installation of storm drains.

J Building Walk Repairs – Rick had Norm Leamer, owner of Cement & More, assess the tripping hazard on the sidewalk, and Norm proposed solutions for those areas. Janet Greene, requested that Mr. Leamer also resolve the other problem at the blacktop end of the same sidewalk, that has been a reported issue of ankle depth water following rains, and extremely icy areas in winter, for years. Rick stated he would ask Norm to resolve that problem in the project, as well.

Pond Fountain Project – Rick reported that the electric portion of the project was completed on June 27, 2019. No decision was made on the purchase of a fountain.

Pool Building Floor Project – The pool building floor is in the process of being power washed, to strip layers of old paint, and a new type of non-skid paint is being applied by one of our employees. This is a time-consuming project that requires detail work to complete in a proper manner. Rick noted that it will be worth the wait, as it is looking great and appears to be bonding very well to the properly cleaned concrete.

WWTP Sand Pits – Rick reported that the sand pits are so overgrown with weeds, that it is necessary to remove the current sand and replace with new. He is seeking bids from Rizzo & Knight to have this problem issue resolved.

Water Leak: Lounge/Laundry – A water leak from the lounge men’s room was located and repaired.

Equipment Issues – What was believed to be a seat switch issue on the 3320 John Deere tractor was discovered to be a faulty wiring harness. The mechanic, who was called in, made a temporary fix, until the proper parts can be ordered and installed at an approximate cost of \$200. In addition, the axle broke on the 540 John Deere tractor and would cost more to fix than the tractor is worth. Rick reported that a new 2019 John Deere 590 could be purchased for 12 months, same as cash, which was approved by the board.

Committee Reports:

Landscaping Committee – Janet reported that most association community gardens have been completed, all of N building unit fronts and stairway area is cared for through volunteer work by Bear Markham, K building by Janet Greene, and some individual unit fronts by homeowners. All of the rest remain undone at this time. In addition, flower boxes were planted and hung by volunteers in late May.

Mission Statement Discussion – There was a very lengthy discussion, by the board members and manager, regarding the landscape committee unpaid volunteers who spend their time and energy to help beautify many of the common elements on the Edgewater campus. There was, also, a discussion regarding owners using their own power equipment on the grounds to assist with ground maintenance of common areas. The board requested that Rick check with our Insurance carrier regarding Edgewater liability should an injury occur. Many questions were asked about what the board’s expectations of the volunteers, versus what is considered ground maintenance of common areas. A motion and second was made by Tony & Lee, respectively, to:

1. Change the name of the Landscaping Committee back to the Beautification Committee, and
2. Define the Beautification Committee as:

The Beautification Committee is a body of residents that volunteer to assist with the beautification of the Edgewater Condominium common element grounds.

They are directed by the Board of Managers to provide suggestions concerning potential planting areas and plant types for common element landscaping while assisting “ground maintenance”* with the maintenance of the existing grounds of the common elements through such activities as weeding, mulching and planting.

All suggestions must be submitted, reviewed, and approved by the board prior to any public announcement or action.

The Beautification Committee shall not interrupt the work of the maintenance staff employees and shall conform to the Rules and Regulations of Edgewater Condominium.

*Janet noted that the motion nowhere stated who the Beautification Committee would be assisting, and after much discussion, Lee stated the committee would volunteer to assist “ground maintenance” with the common elements as each committee member is capable of doing. Following this addition to Tony’s proposal, Lee seconded the motion and it was approved by the board.

Unauthorized Projects – None

Rules & Regulations: None

Old Business:

Lakeside Pavers: Jeff explained that the board needs to think about a resolution of the lakeside pavers. Although it was discussed that a limit of 30" was voted and approved at a previous meeting, it was determined that no motion or vote had taken place. More discussions will take place at future meetings come up with a resolution.

Stairway Lighting: Janet asked when stairway lighting will be replaced. She noted that only 1 building has one side of working lights, and all of the remaining buildings either have non-working broken lights or none at all. She said stairway lights had been replaced at K building, but still do not work. Rick said he would take a drive around the complex after the meeting, when darkness fell, inspect the stairways then order the number of replacements needed, then schedule them to be installed.

New Business/Correspondence:

Election Voting Process – Jeff told the board that he had received an email from an owner questioning the election procedure. The discussion was tabled for the next meeting due to some confusion about the handling of ballots prior to the Annual Election meeting.

Owner Building Representative – Janet explained to the board that, in the past, there used to be a representative (owner) for each building, who would report to the board & manager, either at monthly meetings, or sooner, regarding safety issues, necessary repairs, etc. at each building. She recommended that this could be established again, to help keep the manager & board aware of building maintenance issues or safety concerns. After some discussion that this would be a good idea, no further action was taken.

Board of Managers Representatives – Janet stated that board representatives used to be appointed to various committees to improve communication between the board/manager, and has been non-existent for the past few years. Jeff agreed that this had been done in the past and worked well. No further action was taken by the board.

Open forum for guests – John Rathmell expressed concerns regarding Liability Coverage. Marilyn Gollnitz told the board that she purchases her own mulch for \$18/yard, and perhaps the board should consider comparing this price with what is currently being paid for mulch from Westfield Nursery. She, also, confirmed with Debbie Ferris that approximately \$1200 had been raised from community sales for the Pond Fountain. Marilyn announced that the next community sale will be July 19 & 20, 2019 at the pool building. Anyone who is vacating their storage unit can drop off donations at the pool building. Barbara Deets asked if F building, second floor unit owners will be notified when the lakeside decks will be power-washed and repaired as needed. She had concerns regarding staff entering owner units during their absence to gain access to the decks. Colleen McCarthy noted that C&D building roadside decks & stairways are in great need of repairs and maintenance to aid in preserving them. She noted other decks and stairways that were replaced approximately 10 years ago are also in need of repairs. It was noted that the vinyl railings are not holding up well, areas under the stairways are holding and leaking water, from rains, causing the lumber to rot in those areas. Administration assured her that a building by building inspection would take place to assess repairs. Colleen also noted that even though the road was repaired by maintenance earlier this year, the road to the maintenance equipment area

continues to wash out during rains, due to no pipe running under the road to carry water away. A question was asked by Eric Schauer about the procedure used to hire a cleaner for the building common areas. Janet Greene stated that the board and manager usually takes a tour of the grounds every year following elections. It was determined that Lee, Janet, Rick and perhaps Jeff could set a date and take the tour soon.

Next Meeting: July 27, 2019 at 9am in the Association Office

Adjournment – A motion was made, seconded and approved to adjourn at 8:45pm.

Executive Session: The board held an executive session with no action taken.

Respectfully,

Janet Greene