

August 2019 Minutes
Edgewater Condominium Association
August 2019 Board of Managers
Monthly Meeting

The meeting was called to order on August 26, 2019 at 6:30pm at the Pool Building, by President Lee Davies.

All board members were present. In addition, there were 35 homeowners present.

Open forum for guests: Many homeowners expressed various concerns about the handling of the upcoming special election by the Nominating Committee. There were concerns whether the Bylaws and Roberts Rules of Order were being followed by the committee.

Minutes from the previous meeting: The minutes were unanimously approved following a motion from Debbie Ferris and second by Jeff Hoy.

Treasurer's Report/Reserves: Debbie Ferris reported for the 7 months ended on July 31, 2019 that our assets total \$134,121.09. Accounts Receivable of \$7,133.36 and cost of Capital Expense Projects, to date at \$76,806.00. The treasurer's report was approved following motions from Jeff Hoy and Janet Greene.

Manager's Report: Manager, Rick Clawson, has received the Deck/Railing Report from the engineer and emailed it to the board members.

Unit 506 has a water leak in the enclosure.

Storage units must be emptied by September 30, 2019.

New gutters and downspouts will be installed at L & M buildings in October 2019.

A proposal from Leamer's Masonry and More Inc. to remove and replace the exterior door and repair the entrance to the Lakeside Lounge, for \$8,290.00 was approved, unanimously, by the board following motions from Jeff Hoy and Janet Greene.

A proposal from Leamer's Masonry and More Inc. to re-point/repair the northwest corner of H Building at the exercise room, repair mortar joints, install weep holes along lintels and replace a block on the lower corner, for a cost of \$2,168.00 was approved unanimously, with motions by Janet Greene and Jeff Hoy.

Committee Reports: Special Election/Nominating Committee Report: It was reported that members of the committee met on August 6, 2019, and following a discussion, nominated Mike Harrington & Colleen McCarthy to replace a position on the board that was vacated by Tony Cascio. Nomination letters, announcing the committee nominations were mailed to all homeowners on August 14, 2019, in compliance with the Edgewater Condominium Association Bylaws. The committee expressed serious concerns over letters that were mailed to some, but not all, homeowners stating the Nomination Committee violated the Bylaws. Due to those concerns, the nominating committee stated another letter will be mailed to all homeowners explaining the procedure.

Old Business:

D Building Step/Railing – Following a discussion regarding the tripping hazard, which was discussed at a previous meeting, the former board president stated the previous board determined the Association is not required to install a railing for one step, therefore they decided not to do so. No motions were made.

New Business:

Ruben Grill Location: The board approved to revise the rule stating all grills must be stored on the sides of the buildings and to allow homeowners to place grills elsewhere on the grounds as long as they do not disrupt the view of the lake, following a motion by Jeff Hoy. The vote was 4 in favor and one against.

Dengler Request for Temporary Waiver: A temporary request to have 3 short term rentals grandfathered in for her Air BnB, was approved following motions from Lee Davies and Janet Greene.

Christina (Unit 1105) A/C Request: was approved by the board with motions from Jeff Hoy and Debbie Ferris.

Chmielewski (Unit 307) Window Replacement Request: was approved with motions from Jeff Hoy and Janet Greene.

The maintenance crew attended to an issue of **Animal Infestation at the Lounge.**

The recording of monthly meetings: will be used only by the secretary to assist in compiling the minutes. They will no longer be placed on the resident portal of the Edgewater website.

Open forum for guests: Several homeowners asked a variety of questions of the board.

Next Meeting: The Special Election Meeting and the regular monthly meeting will be held on September 28, 2019am, beginning at 9am. No location of the meeting was reported.

Adjournment: The meeting was adjourned at 8:49pm with motions from Janet Greene and Lee Davies. The board went into Executive Session but did not make any motions or resolutions.

Janet Greene

Secretary