

Board of Managers Meeting-November 2020

28 NOVEMBER 2020 / 11:00 AM / Online: GoToMeeting

ATTENDEES

Board: Lee Davies, President * Colleen McCarthy, 1st Vice President * Suzanne Krzeminski, 2nd Vice President * Lee Jette, Treasurer Kimberly Alonge, * Secretary Rick Clawson, Manager and 15 homeowners were present.

AGENDA

OPEN FORUM FOR GUESTS:

- Susan Mapson thanked the Board for making the meetings available online and for the good connection, and especially so during this time.

TREASURER'S REPORT:

- Lee Jette, Treasurer, reported as of 11/21/20 our assets of \$230,180.09. Expenses are under control and we are mostly below or at budget on all items with the exception of a couple of unforeseen events that occurred. We are in very good financial shape. The treasurer's report was approved with motions from Kimberly and Suzanne.

SECRETARY'S REPORT:

- The secretary's report of the minutes of the September 28, 2020 meeting was approved by motions from Lee J. and Colleen.

MANAGER'S REPORT:

- **Incident Tracker:**
 - The following items on the Incident Tracker were completed and closed:
 - #1- Trip Hazard J building
 - #2 - Tree damage at road
 - #3 - Water damage repaired
 - #5 - Water damage repaired
 - #6 - N building sidewalk temporary repair was made until Spring

- The following items on the Incident Tracker are in progress:
 - #8 - Unit checks began 11/01. Due to the mild weather, they were not needed but will begin again on 12/01.
 - #9 - Davis Roofing has us on the schedule for the C building gutters and downspouts
 - #10 - Rick is working with Spectrum to get the phone/internet setup for the pool building.
- From the Oct 31st meeting report: The water damage to unit D404 reported has been covered with a tarp and the Edgewater buildings and grounds crew will continue to check it. Rick continues to pursue a repair solution from the owner's contractor as it is the responsibility of the owner to repair the unit.
 - It was noted many doors and windows will need to be replaced as the buildings age.
- A complaint regarding mice was made by the owners in unit #1202. Rick will contact pest control to look at the unit. This is a universal problem as when the weather starts getting colder, the mice will find a way to get inside to stay warm. It was noted that no food should be left in units being closed for the winter. Please do not place trash outside your door to take out at a later time as this is an invitation for mice. It was suggested that residents fill openings with steel wool around the water pipes under kitchen and bathroom sinks. In addition, residents should make sure bird feeders are the proper distance away from the units to try and keep mice at a distance from the buildings.
- Rick reported the Edgewater crew has prepared us for winter and they enjoyed the Thanksgiving holiday and Friday with their families.
- Rick requested modification to the Incident Tracker to allow him to report another column of detail.

COMMITTEE REPORTS:

- **Beautification:** The geranium boxes have been prepared for winter. Lee D. commented again on how beautiful the gardens looked this year and received positive comments not only from residents but visitors too. A thank you was given to all who helped organize and work on the gardens this year.
- **Rules and Regs:** Lee D. reported nothing new since the modifications mentioned at the October 31st meeting. Fire Pit rules will be forthcoming and ready for the Spring when the Fire Pit is open again.

OLD BUSINESS:

- Lee D. reported the approved 2021 budget will be available in the office, as well as online. Lee D. noted the Board of Managers communicated regularly via many emails and meetings to review prior budgets and expenses to prepare a budget to keep money ahead, while planning for the future. Kimberly and Suzanne commented that the budget looked great and thanked the Board for their time and effort. Lee J. brought up the question of adding sub-accounts in the accounting program for organization and clarification of spending. Colleen agreed that it was a great idea as it would take the guesswork from some entries. The Board decided that any discussions regarding the accounting ledger setup would take place in the Executive session. Lee D. made a motion to accept the 2021 Budget. It was approved by Kimberly and Colleen.
- A reminder was made to the upcoming increase in HOA fees of \$55 additional per month due to the Spectrum Internet/TV contract. This increase is for the cost of the Internet with Spectrum. We are fortunate to have Spectrum offer cable at no additional cost with our Internet. This is a cost savings as there is not a separate cable bill for residents.

NEW BUSINESS/CORRESPONDENCE:

- Owner from Unit #602 - A motion was approved by Colleen and Lee J. to approve the request for a patio enclosure. Blueprint and contractor information was submitted to the Board prior to the meeting.
- Correspondence was received by a resident, in the J building regarding large items being left by the dumpster. A door that has been there was put there by the Edgewater Maintenance crew and arrangements for disposal have been made. Lee D. asked residents to please respect the fuels and do not leave appliances, large items, etc. the dumpster. Residents must make their own arrangements to dispose of items other than regular trash for the dumpster. Please contact Rick for assistance with finding alternate disposal of such items. Lee D. thanked the resident for bringing it to our attention.
- Owner from Unit #1202 - reported the mouse issue in their unit. As noted in the Manager's Report, residents need to do their part with trying to keep mice and other pests from the buildings.

OPEN FORUM FOR GUESTS:

- Owner from Unit #904- inquired about the lights on the K building and when they would be repaired. Rick reported that the photo sensor is bad and will need to be replaced. Simpson Electric was here last week to repair the entrance lights and will return to fix the lights on the K building.

OPEN FORUM FOR GUESTS (continued):

- Owner from Unit #904- inquired as to whether or not the 2021 Budget will be presented at the December meeting and if it will be available online. Rick reported that he will have the approved 2021 Budget in the office and will make it available online.
- Owner from Unit #1308- requested the Board review section 12 of the Bylaws regarding services that can and cannot be billed to the owners. Lee D. stated that the Board makes decisions that are in the best interest of owners. The internet options were explored and discussed extensively by the Board of Managers. The Spectrum option, to provide internet to all residents, was the most affordable option.
- Owner from Unit #602- inquired if there was a contractor list available. Rick can be contacted for a contractor list and in addition, he will create a list to be published in the December newsletter and also online. Welcome to the Bartkowiak's!

NEXT MEETING:

- The next meeting will take place at 11:00 AM on Saturday, December 19th, via GoToMeeting.

ADJOURNMENT & EXECUTIVE SESSION:

- The meeting was adjourned at 11:48 AM with motion to accept from Colleen and Suzanne. No action was taken by the Board during the Executive Session.

Respectfully submitted,

Kimberly A. Alonge, Secretary