

Board of Managers Meeting-March 2021

27 MARCH 2021 / 11:00 AM / Online: GoToMeeting

ATTENDEES

Board Members: Lee Davies, President * Colleen McCarthy, 1st Vice President * Suzanne Krzeminski, 2nd Vice President * Lee Jette, Treasurer * Kimberly Alonge, Secretary * Rick Clawson, Manager, and 5 homeowners were present.

AGENDA

OPEN FORUM FOR GUESTS:

- No comments.

TREASURER'S REPORT:

- Lee Jette, Treasurer, reported we are on track with our accounts as follows:
 - He reported we ended February 2021 with total assets of \$276,432.00. Our total assets to date are \$86,517.85. We are 16.6% of budget for income, and 23.1% of budget for expenses. Accounting for seasonal variations which includes a lower administration/maintenance portion with this year a big capital expense that was unexpected. The books show 3 units with money owed more than 90 days of \$196.65. We are on track and controlled.
- The treasurer's report was approved with motions from Kimberly Alonge and Colleen McCarthy.

SECRETARY'S REPORT:

- The secretary's report for the minutes of the February 27, 2021 meeting was approved with motions from Colleen McCarthy and Suzanne Krzeminski.

MANAGER'S REPORT:

- **Rick Clawson-Incident Tracker**
 - **Report of Water Surge/Flow Concern-Unit 403D:** Rick received a concern of excessive sewage flow in unit 403D. He reported that the unit, the entire D building, and the adjacent buildings, were checked by the crew at Edgewater and by Andrew Thompson, a licenced Waste Treatment Plant Operator. Rick reported that Mr. Thompson found nothing has changed as far as waste water flow going to the plant and there has been no increase in water usage throughout the association.
 - **Brush clearing/trimming:** The crew has been clearing the brush from Route 5 along the creek. This is going very well and is looking fantastic. As the clearing continues, they are finding 50-60% of the trees are dead. The clearing allows more sunshine to the remaining trees and will create a more people-friendly area. The crew is doing a very good job!
 - **N Building deck:** The materials are ordered.
 - **F Building deck:** The revised quote was received from the contractor and presented to the Board of Managers on 3/27/21, just prior to the meeting.
 - **Fire Pits:** The fire pits will be placed outside this week.

COMMITTEE REPORTS:

- **Beautification:** Marilyn Gollnitz reported with the weather cooperating a little more this year, the planting of the geranium boxes should commence early to mid-May. If anyone is interested in helping, please contact Marilyn, Rick, or a Board member.

OLD BUSINESS:

- **Fire pit:** New rules will be prepared for the April meeting. In the meantime, we will operate by the rules of the 2020 fire pit season.
- **Rules and Regs:**
 - Pool rules will be updated to reflect the updated key fob system. A plan for distribution and implementation will be presented at the April meeting. In addition, the sanitation and social distancing rules from the 2020 season will continue to be followed for the 2021 season. If restrictions change, the pool rules will be updated to reflect any changes.
 - The exercise room will remain closed as it is not permitted to open under the current COVID-19 restrictions.

NEW BUSINESS/CORRESPONDENCE:

- No new correspondence.
- The F building deck proposal received was higher than anticipated. The deck is larger in size, resulting in increased materials costs. The deck is also farther from the road, which increases restoration costs. Lee Davies made a motion to accept the proposal for the F building deck replacement, with the caveat that the contractor remove debris from the deck replacement construction as well as restore the grounds in the surrounding area, to their original condition. The motion was approved by Lee Jette and Kimberly Alonge.
- The insurance company is handling the Notice of Claim for the February 2021 visitor injury due to a fall by the mailboxes.
- Lee Davies announced the June Annual Meeting will take place on Sunday, June 13th, at 4:00 PM. The meeting will be held virtually, as last year, with a GoToMeeting link.
 - Three positions are up for vote: Suzanne Krzeminski (currently 2nd Vice President), Lee Jette (currently treasurer), and Kimberly Alonge (currently secretary).
 - Lee Jette's position of Treasurer will be ending on April 30, 2021. Lee Davies reported under the Bylaws, since the vacant position is with 2 months of the elections, no temporary appointment is needed. Our accounting firm will take care of the treasurer duties until a new treasurer is elected.
- Nomination Committee:
 - Colleen McCartney will chair the Nomination Committee for the June 13, 2021 Annual Meeting election. Anyone, not currently running for an elected position, and who is interested in serving on the nomination committee, should contact Colleen.

OPEN FORUM FOR GUESTS:

- Norm Gollnitz #1002L asked about a paving schedule for this year. Rick reported there is no paving scheduled this year but that black top patching will be done. The entrance drive patching will start the week of March 29th. The temperature is forecast to be at least 50 degrees, which is needed to patch the blacktop. Lee Davies noted the unexpected second deck replacement pushes back both the updates to the Office as well as any paving.

OPEN FORUM FOR GUESTS: (continued)

- Avery Jones #1102M asked for clarification on the positions up for election and she also noted how beautiful the area along the creek is looking due to the hard work of the Edgewater crew. She also asked if the creek had a name. Rick will investigate. Lee Davies mentioned perhaps we could have a “Name the Creek” contest for fun.
- Don Laird - #406D asked for an update on the status of the Arborist visit. Rick reported that the arborist will not be scheduled until the trees start to bud and will keep Don posted so he can schedule the time to be here with Rick and the Absorist. Don also expressed thanks for the awesome job the crew is doing with the grounds.
- Bill Horn #509F asked for a repeat of the Annual Meeting date and time.
- Susan Mapson #1205M expressed how good it was to talk with everyone and also thanked the Board for making the meetings available for everyone. She is looking forward to seeing everyone soon.

NEXT MEETING:

- The next meeting will take place at 11:00 AM on Saturday, April 24th, via GoToMeeting.

ADJOURNMENT & EXECUTIVE SESSION:

- The meeting was adjourned at 11:50 AM with a motion to accept from Lee Jette. An Executive Session was not held.

Respectfully submitted,

Kimberly A. Alonge, Secretary