

# Board of Managers Meeting-March 2021

24 APRIL 2021 / 11:06 AM / Online: GoToMeeting

## ATTENDEES

Board Members: Lee Davies, President \* Colleen McCarthy, 1st Vice President \* Suzanne Krzeminski, 2nd Vice President \* Kimberly Alonge, Secretary \* Rick Clawson, Manager, and 10 homeowners were present.

## AGENDA

### OPEN FORUM FOR GUESTS:

- #1308 Connie Cancilla - Question regarding removal of the tree that fell over the creek. Also, regarding the trees outside her upper end unit: Is there a plan to top them off as she feels her unit could sustain damage if they were to fall over. Rick stated it is on the agenda and will be discussed during his report.
- #1308 Connie also asked about obtaining more parking stickers. Rick will address during his report.
- #1007 Dan - Asked if there was any discussion on charging stations for electric vehicles. Lee Davies reported there has been but due to limited amount of electricity to units, more information is needed to move forward. Lee D. also noted that each unit would have its own power station or run on credit cards. We do not have assigned parking spaces so there would be no designated charging station for you at your residence.
  - Rick also noted that the pool and maintenance are the only buildings that have more than 100 amp service for this type of thing. We can look into the town for a dedicated line and meter to pay with credit card, if needed. This is a long term plan and a good subject to discuss going forward.

### TREASURER'S REPORT:

- In the absence of Lee Jette, Treasurer, Kimberly Alonge, Secretary, read the Treasurer's Report as follows:
  - We are in good shape. \$218,616 in the bank.
  - Expenses are under control.
  - 2 folks more than 90 days for a total of \$376.06
  - The entire detailed report was sent to the Board.
- The treasurer's report was approved with motions from Kimberly Alonge and Suzanne Krzeminski.
- Lee Davies thanked Lee Jette for his time serving as Treasurer; this is his last Board meeting.

### SECRETARY'S REPORT:

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

## MANAGER'S REPORT:

- **Rick Clawson-Other business**

- **Edgewater Sweatshirts** - one proposal ProForma Westfield - Crewneck \$20, Hoodie \$27, and Hooded full zip \$34 plus tax and shipping. Rick is waiting on a quote from Tony's and will check on a couple of online options as well for comparison.

- **Rick Clawson - Incident Tracker**

- **Water Damage - #409 and #404** - A proposal was received from Miller Construction to tear down and determine whether the leak is coming from the windows and/or doors. Nothing can be determined until Mr. Miller looks at the situation. The quote is for \$1200. The quote is reasonable, the situation needs to be remedied soon and we should not delay any longer. It was noted other buildings are probably in a similar situation with showing signs of leakage. The 500 building is experiencing similar types of things happening and will also need to be looked at. There has been contact with the owner of the unit #409 to which the owner disputes it's their cause and has been non-responsive to the repairs as per the ByLaws of Edgewater Condominium Association. Lee Davies made a motion to accept the proposal from Miller Construction to move forward to determine the cause of the water damage. He also noted if it is determined the damage was caused by the windows and doors not being maintained/replaced, it is the responsibility of the owner of unit #409 and the Association will bill the owner for labor and repair. The motion was approved by Suzanne Krim
  - The motion to accept the proposal from Miller Construction to move forward with determining the cause of the water leak was approved by: Suzanne Krzeminski and Kimberly Alonge. Colleen McCarthy abstained. Rick will contact Miller Construction to get started.
- **Gutters & Downspouts** - Building C - The Davis Roofing truck broke down and they were unable to begin the scheduled replacements. As soon as they are back in operation, we are first on his list. Rick is investigating two other proposals on gutters for the future, when needed.
- **Brush cleaning** - This has been on/off as weather permits. Bad weather is when the crew works on the brush. Currently, they are taking care of the grounds with mulching and mowing. They are doing a heck of a job and everything looks great!
- **Pool locks** - Programming is ongoing for the new Key Fob system. Anyone who wants to get in will need to have a key fob from the Office.
- **Office siding /windows-** This work is postponed until the F & N decks are replaced.
- **N Building Deck** - The vendor, Stratton Services, is still waiting for materials to begin.
- **Visitor injury** - This is in the hands of the insurance company.
- **Cement Pad for Mailboxes at "L" building** - A proposal was received from Masonry & More to replace the cement pad at mailboxes across from L which heaved up during winter. The proposal is \$2218.50 for the replacement pad. There is a line item for cement in the budget for this year and this needs to be done.
  - Lee Davies asked if the slabs of concrete being taken down from the deck replacements could be used for the mailboxes instead of pouring new cement. This could be a big cost savings. Rick noted this would not work because each slab is a ton of cement or more. He stated moving the slabs would mean we would have to hire someone to have them moved to the mailbox area; they are very difficult to move and a move must be made with precision; it simply cannot be done by our crew.

## MANAGER'S REPORT: continued

- **Spring grounds prep** – This is weather dependent. The guys are doing super with the mowing and trimming; they are staying ahead of stuff. Other work being done includes raking unit fronts of leaves and sticks. They will start prepping gardens soon. Al Wainwright has been contacted to rotital the community garden as soon as it can be done.
- **Tree trimming** – Great Lakes Tree Service was here to meet with Rick and Don Laird (#406). The tree in front of building P that fell across the creek will be removed by Great Lakes Tree Service. The tree location is such that a professional tree service can remove it safely and efficiently. It was also determined selected trees will be trimmed and removed; this is what is the same process that is done yearly. Dave, from Great Lakes, complimented us on staying ahead of the trimming and removal that has been done. It was noted this is the last big year for a while that we need a great deal of trimming as we are catching up with the lakeside trees that need to be taken care of. There are one to two trees in the “Enchanted Forest” by the creek that Great Lakes will service, but our crew will do the rest of hte trimming and removals. This is a bonus for us. JD and Ed are working as a great team with trimming and brush pulling and are being safe. We will have a lot of brush to burn.
  - Suzanne asked Rick to confirm that the work of cleaning brush on the other side of fences towards the lake as it wasn't done last year by the D building. Rick confirmed it will be part of the clean up and they will be staring at D building this year with lake clearing.
  - Lee Davies comments there is a line item for tree trimming (in the budget) but Rick has been able to have our crew do the smaller stuff they can handle safely. This means we can save money on tree service just for really big items or those which are perched unsafely for our crew to remove. Great job!
- **Pool** – The crew has started the process of cleaning/prepping for the upcoming season.
- Board follow up questions:
  - **Cement Pad Bids**– Lee Davies asked the Board to consider a couple more bids for replacement of the cement pad for the mailboxes by Building “L” so we had something to compare with.
  - **Unit Cement Porches** – Rick has pricing for pouring pads on unit front porches as well. Smaller pads at \$900 and larger pads at \$1150 pricing for owners that want to add a front porch to the front of their units.
  - **Dumpster Area** – Suzanne asked Rick if the guys could fill in the area by dumpsters with stones. Rick said the area was filled in with millings last week, but milling fill is not working and he will have the crew fill the area with stone next week.
  - **Cement for Dumpster area** – Suzanne asked if the left over cement from the deck replacements could be put in the dumpster area. This was a great suggestion and much better use of the cement than trying to make it work by the mailboxes.
  - **Entrance Road** – Suzanne inquired about patching of the potholes on the entrance drive. Rick reported black top filler will be done soon. The weather determines when the fill can take place as the temperature must be such that it will not get too hot and thus the fill will bounce out of the pothole.

## COMMITTEE REPORTS:

- **Beautification:** No report but Marilyn has a plan for people to help with Germanium boxes. She will get together with Rick for the Germanium order. Thank you to Marilyn for the organization of this annual planning event.
- **Nominating Committee:**
  - Committee Chair, Colleen McCarthy reported the nominating committee had met virtually. Several names had been submitted for people interested in running. The Nominating Committee reviewed the names and approved the following four (4) names, in alphabetical order, to be placed on the ballot for the three (3) open positions for the upcoming election in June: Kimberly alonge, Nannette Bartkowiak, Jeff Beach, and Suzanne Kriminsk.
    - Lee Davies asked the four nominations to forward their bio to Colleen if not already done so. He also thanked Colleen for her work in organizing and chairing the Nominating Committee.
    - In addition, Lee Davies thanked the Nominating Committee: John Jones, Dick Davies, Kathy Richmond, Eun (Rebecca) Lapp, Darlene Golibersuch, and Elsie Gustafson.
  - It was noted there are some restrictive things in the bylaws such as the number of days ballots are mailed and received. The current May 29th mailing date with a received by date of June 12 may not be feasible with the current situation of the USPS.
    - We cannot change the ByLaws without 75% of owners to vote yes to change. This means we would need around 74 owners to vote yes; we have never had that number of people even vote in Annual elections. Any ByLaw change as it is written now, would fail because there would not be enough votes to consider the change. The ByLaws committee will be looking at how to make more realistic way of changing ByLaws.
      - At this time we cannot use electronic voting, but may consider it in the future.
    - Susan Mapson (#1205)-Asked Rick to hold her election letter to mail on the 13th until they get here to get their ballot.
    - Lee Davies stated that was a good idea and if anyone plans to be in transit during voting - Rick can keep the ballot here for when you get here so you have your ballot. Suzanne suggested this go in the May newsletter as well.

## OLD BUSINESS:

- **Pool & Fire Pit Rules and Regs** - The Board received copies of updated rules for these. It is lengthy, and once the rules are approved, a copy to anyone who wants one will be posted to the website.
  - Major changes: There will be a programmable key fob for opening the pool door. One fob per unit -card or fob; owners choice. One fob only, owners cannot get a second one. The fob is not to be passed around; as this is had to be done to control access of unauthorized people using the pool. If you lose your fob, it will immediately be deactivated and you will need to purchase a new one for a \$25 replacement fee.
  - Other changes -
    - Aligned pool and firepit operation hours - 8:00 am - 10:00 pm for both. Keep in mind sound travels. Noise rules are not changed, please make sure you are keeping noise down.

## OLD BUSINESS: continued

- Smoking is not permitted anywhere inside the fenced area; you must go outside the fence area to smoke.
- Fire Pit entrance: Last year's entrance of going through the road side gate after getting the key from the office will no longer be in place. There were concerns such as what if the gate didn't stay locked.
  - A change was made to access the fire pit via the pool area gate.
- Fire pit area - please, no cooking on the fire pits, not even marshmallows. It is not a grill, it is a fire pit for heat source and a nice conversation area.
- Picnic tables will be placed by the firepit area so you can eat at a picnic area with a picnic table in proximity to the firepits. You may also consider going to a table in the pool area to eat, but not at the firepits.
- Rick will put two trash barrels by the fire pit area.
  - Lee Davies made a motion to approve the major highlights to previous pool and firepit rules. The motion was approved by Suzanne and Colleen.
- Update on Laundry Services - Suzanne will be going over details on Monday with our current laundry service for the goal of getting new machines. She has been trying to get information from them since January and has just recently been responded to; she will share information at a future board meeting.

## NEW BUSINESS/CORRESPONDENCE:

- Request for bicycle storage - Board consensus was that we would not be able to approve this request. There is no room for every unit to store bikes if decided to. This is much like the storage unit request where our ByLaws state common areas cannot be used for personal use by some, it must be for all. Hypothetically 1-3 bikes per unit could result in 300 bikes being stored. This is not feasible. There is also an issue with access; theft could occur, as well as non-approved usage of the bikes.
  - Bike racks available for most units/nearby. It was suggested to get an all weather cover and good bike lock.
  - No action taken on this request. No motion to accept that proposal.
- Edgewater Auto Stickers - Rick will go around with a reminder card that you need an Edgewater auto sticker on your vehicle(s) and if you do not have one that you will need to get one from him. There have been many new owners arriving in the past few months and cars are not yet recognizable; but everyone, please display a parking sticker.
  - Lee Davies made the reminder spelled out in our ByLaws for the number of vehicles allowed to park on property; including with extra vehicles such as RV's, as well are considered vehicles.

## OPEN FORUM FOR GUESTS:

- Connie Cancilla (#1308) - Inquiry regarding painting an outside area on her unit that faces the lake and what paint color she should use. Rick has paint to match the green or brown of the other buildings and it can be obtained from him. Otherwise, it is recommended to keep as close as possible to the original colors.
- Bill Horn (409) - Asked for understanding as to why the current owner of the building is responsible for replacing windows/doors that cause leaks, when the windows and doors could have been poorly maintained when the unit was purchased, without the buyer knowing. Lee Davies explained that you purchase a unit in the condition it is. The Association covers exterior issues, but the windows and doors are the responsibility of the owner. If they leak, the owner replaces and repairs. If damages are caused by

## **OPEN FORUM FOR GUESTS: continued**

- your unit our ByLaws and regulations state if your windows and doors are not maintained in a proper way and they cause damage to another unit, the current owner is responsible for the damage. He noted, “If you buy a house and needs a new roof – you put new roof on – do not go back to former Owner to say you need to put the roof on.” Anything not being caused by an owner’s windows or doors, the association will cover, but we won’t know until they are in there to find out. In this case it is believed windows and door are the isse, but if it is siding, the association is responsible.
- Lee Davies noted we have a lot of new owners; with lots of sales activity. When weather permits, we can get out and about and meet the new people now here.
- Connie Cancilla (#1308)- Inquired as to the status of unit #605. Lee Davies reported the Board passed a resolution that if the owner were to give back the unit we would accept in lieu of arrears. There has been a change of attorney on their end but our attorney has been in contact and we are waiting to hear if the unit will be turned back to us or if we will recover arrears from the proceeds of sale of the unit if that is the way their attorney goes. No movement. We are hoping for a resolution soon.

## **NEXT MEETING:**

- The next meeting will take place at 11:00 AM on Saturday, May 29th, via GoToMeeting.

## **ADJOURNMENT & EXECUTIVE SESSION:**

- The meeting was adjourned at 12:11 PM with a motion to accept from Colleen McCarthy. No action was taken in the Executive Session.

Respectfully submitted,

Kimberly A. Alonge, Secretary