

Board of Managers Meeting-November 2021

27 NOVEMBER 2021 / 11:01 AM / Online via GoToMeeting

ATTENDEES

Board: Lee Davies, President * Colleen McCarthy, 1st Vice President * Suzanne Krzeminski, 2nd Vice President * Nanette Bartkowiak, Treasurer * Kimberly Alonge, Secretary * Rick Clawson, Manager, and 10 callers on-line (Taffy Ballard #611, Norm & Marilyn Gollnitz #1002, Bill Horn #509, John & Avery Jones #1102, Don Laird #406, Tony Lazarony #505, Linda Jo Lewis #502, Susan Mapson #1201, Mary O'Leary #409, and Lisa-Gaye Shearing-Mead #507).

AGENDA

OPEN FORUM FOR GUESTS:

- No comments.

TREASURER'S REPORT:

- Nanette Bartkowiak, Treasurer, reported as of 11/27/21 our total cash assets are \$177,501.04 broken down to: \$127,753.37 (Checking Account), \$49,747.67 (Reserve Account). Reported from the October 2021 meeting, capital projects of \$62,250 for the deck replacement of the M building, and \$64,550.00 for building F. In addition, the gutter replacements totaled \$30,840 and the new pool locks cost \$3,032. The emergency repair on the deck added \$5,000 total for a capital cost of \$138,672.05. The net loss was more than expected at \$52,536.00. There are 6 delinquencies over 90 days totalling \$1,524.00. The treasurer's report was approved with motions from Colleen and Suzanne.

SECRETARY'S REPORT:

- The secretary's report of the minutes of the October 30, 2021 meeting was approved with motions from Suzanne and Nanette.

MANAGER'S REPORT:

- **Reported by Rick Clawson, Manager**
 - **Water leak update/Water Pressure:** We will be reimbursed by the insurance company for the damages from the water leaks and this is pretty good news. Rick has been watching the water pressure and he believes there is a faulty control valve. He has noticed episodes of spiking and going down during observations. Rick will contact Casella Plumbing to come in and take a look at it. It's not the village property, so it is on us to repair. This is something we will need to continue to monitor and keep watch of.
 - **Grape Harvest:** We received \$3,937.40 for our portion. This year was the largest check ever received in the past 10 years. In the past, the largest has been \$1900.00, never over 2,000.00.

MANAGER'S REPORT: *(continued)*

- **Sweatshirt Order Closing Date** -Sweatshirts have been ordered and checks will be deposited as soon as they arrive, which should be shortly.
- **Consent forms:** Rick sent out the consent form in the October newsletter again and received a great number of responses this time. Colleen asked to include in the minutes and next newsletter a reminder that people can simply send an eMail if they want the Edgewater crew to come in and check their units. Rick said he did also receive a few emails with consent and that works too, as well as the actual form, he will take whatever is easiest for people.
- **Annual Mailing:** The annual mailing will be going out in December. Don't throw it out as included are your coupon book and the necessary required literature that must be sent out annually. In addition, the new Edgewater Rules and Regs will be included in the packet, as well as the Community Directory.
- **Winter Preparation:** The Edgewater crew is busy preparing for the impending winter weather. The snow fence is up and ready to take on the first significant snowfall.
 - **Board Member Questions/Comments:**
 - Nanette asked for an update on the bike situation. Rick reported that all have been removed, put in storage, and properly labeled except for two bikes. These two bikes are currently locked to stand and will remain outside all season. Rick noted these two bikes are not in anyone's way. Colleen added that Rick did a great job getting it down to only two on the racks. She asked if over the summer they could be tagged and if not could they be moved and gotten rid of as we simply cannot keep abandoned bikes on the racks. Rick will lock both bikes with his lock, then whoever owns them will need to see him to retrieve their bikes. If, at the end of the summer 2022, they are not claimed, the bikes will be considered abandoned and disposed of.

COMMITTEE REPORTS:

- **Social/Recreation Committee:**
 - Marilyn reported there was nothing new at this time but after the holidays she will get a calendar together of events. If anyone has any activity or event ideas, please let Marilyn know. She noted the planning continues through the winter months, even though there is nothing going on right now, so once the good weather gets here, the activities can begin.
- **Beautification Committee:**
 - No report.

OLD BUSINESS:

- No report.

NEW BUSINESS/CORRESPONDENCE:

- **Dorozynski (803) patio enclosure:** Rick reported the owners brought in blueprints for the enclosure which will be built by Stratton Services, and is similar in design and meets all our requirements. They would also like to put in new windows which will follow guidelines. Rick will

NEW BUSINESS/CORRESPONDENCE: *(Dorozynski, continued)*

work with them to be sure all guidelines are being met.

- Lee gave a reminder and suggested owners meet with Rick on any updates to be sure the correct materials are being used for the project being requested for approval. A motion to approve the Dorozynski request was made by Colleen and seconded by Nanette; the motion was approved 5-0.
- **Budget Approval Vote:** Lee reported work on the 2022 Budget has been worked on for several months. It was broken down and worked to be sure the budget is balanced as well as looking to save transfers to reserves. Everything will get spent this year or moved to reserves to increase that account. Capital projects are open-ended after an increase last year of \$50,000, which was more than anticipated. Some will carry in this year's budget, project wise. We will only address necessary things so we can rebuild our funds. The capital amounts submitted (for our budgeted items and wish) are all set with some flexibility built in for the unexpected. We are in good shape this year. We did not anticipate such a major change in insurance premiums and looked for another company, but had no luck with that. Our insurance company worked with us and got the anticipated cost more in line with what we expected. We are right in line with what we thought it would be. Though insurance was going to be up due to the number of natural disasters and our own insurance claims, we did not anticipate that much of an increase and are happy our current insurance company was able to bring the premiums to a cost we had expected. Lee thanked everyone for their time and work during the budget process as well as everyone who worked together to manage crises as they came up. A motion was made to approve the 2022 budget by Suzanne and seconded by Colleen. The motion was approved 5-0.
 - Colleen asked to put this reminder in our notes: This new budget includes a \$0 increase in monthly HOA fees. That's why we are holding off on any big projects, thus keeping fees stable.
 - Lee also noted that the total wish list amount for capital projects is about a year's worth of HOA fees. If we were to increase capital projects completed, we would have to double the HOA fees for a year. The Board is trying to keep the costs as they are with total income vs anticipated expenses almost the same.

OPEN FORUM FOR GUESTS:

- Norm Gollnitz #1002: Asked if there is money in the 2022 budget to get the entrance way paved next year. It has been on hold for a while and can it now be done as it is getting really bad. Lee replied that paving the entrance way is on the list, towards the top, but not at the top. He noted we may need to apply more patching as it is about a \$30,000 project to do what needs to be done with paving. We know it is rough right now and with winter coming, it will not help, so we will need to patch where needed most. Lee went on to explain that our primary goal for 2022 is to make sure all water issues are resolved, including the 400 and 500 buildings, as well as the issues with the office which has been put off several years. The siding is in bad shape and needs repair. We may be able to do small projects and see if there is a cheaper alternative. Unfortunately, oil prices affect asphalt prices and are increasing yearly.

OPEN FORUM FOR GUESTS: *(continued)*

- Colleen noted there is not a lot of competition to get a good quote for the paving project and if anyone knows of other companies, let Rick know. Rick reported he has more contractors he will contact except Kingfield, who did a bad job the last time.
- Lee explained that we will keep looking for better contractors but many are looking for major road projects, so availability of contractors may be difficult.
- Bill Horn #509: Asked if the 2022 budget includes an increase of HOA fees. He also offered the contractor from Harborcreek, PA, who put in a driveway for him. He said he was happy with their work. Rick said he had planned on contacting that company Bill mentioned. Lee explained that there is no plan for an increase in HOA for 2022 or 2023 yet, but that is decided on how we are doing with the budget and where we stand. In addition, any anticipated increases in HOA fees are announced at the June meeting.
- Susan Mapson #1205: Asked if the 2022 budget information be included in the annual mailing. Rick answered yes it will as the Bylaws state. Mrs. Mapson also noted regarding Norm's paving question that she feels it is important that we don't always go with the best price but also with the better quality of work. Lee thanked her for the comments and let her know we appreciate her participation.

NEXT MEETING:

- The next meeting will take place at 11:00 AM on Saturday, December 18th via GoToMeeting.

ADJOURNMENT & EXECUTIVE SESSION:

- The meeting was adjourned at 11:30 AM with a motion to adjourn from Nanette. There was no need for an Executive session.

Respectfully submitted,
Kimberly A. Alonge, Secretary