

Board of Managers Meeting-March 2022

MARCH 26 2022 / CALLED TO ORDER AT 11:01 AM (EST)/ Online via GoToMeeting

ATTENDEES

Board: Lee Davies, President * Nanette Bartkowiak, Treasurer * Kimberly Alonge, Secretary * Rick Clawson, Manager * and 14 identified callers on-line: Bartkowiak, Bob #602 * Gollnitz, Marilyn #1002* Harris, Judy #806 * Horn, Bill # 509 * Jones, John & Avery #1102,* Laird, Don #406 * Lewis, Linda Jo #502 * Mapson, Susan #1205 * Mead, Lisa #507 * O'Leary , Mary #409 * Seller, John #611 * Smith, Pat #402 * Rowe, Sylvia #1007 * Walker, Tom & Lorraine #504.

**Please remember to ID yourself when logging in.
Missing IDs will be removed from the meeting.**

AGENDA

OPEN FORUM FOR GUESTS:

- **John Sellers #611-** Mr. Sellers has been gone all winter and has just returned to their unit. There is construction going on in unit #605 below them. Though they understand noise is a necessary part of construction, they have noticed a loud droning noise, which is loudest in their bedroom. Their first thought was that it was part of the typical construction noise, but it is occurring all night. Mr. Sellers spoke with the contractor to find out what the noise could be, but he did not enter the unit himself. The contractor stated the electric baseboard heaters were removed and a forced air furnace was installed in the east end of the unit, which is directly under the bedroom of #611. The noise, which can be heard throughout unit #611, is a result of the running furnace. This has made sleeping difficult for residents of #611, which has become a serious quality of life issue. The noise is being imposed on them and it is something they don't care to live with. Mr. Sellers wanted to bring this to the attention of the Board and asked if the Board had more information about the situation. .
 - Lee Davies stated we were not aware of it and asked Rick to look into it. He questioned why an electric forced air furnace installed and if the owners of #605 choose to do that, they need to isolate it and make sure there is no sound transmission. Rick will talk with the owners of #605 on Monday to relay that they need to mitigate the noise. Mr. Sellers offered the opportunity to go to unit #611 to hear the noise being reported. Lee also mentioned that A/C units also cause a problem and it is the responsibility of the owner of the A/C causing the noise to correct it. Mr. Sellers mentioned he went down at night and stood by windows and could hear the noise clearly through the window. He stated though he doesn't know what state of construction is in, he believes there must be ductwork in the walls/ceiling that is causing this noise.

TREASURER'S REPORT:

- Nanette Bartkowiak, Treasurer, reported as of 02/28/22 our total Cash Assets are \$157,366.00. The Cash Assets are broken down as follows: Checking Account at \$91,083.31 and the Reserve/Savings Account at \$66,282.69. Accounts Receivables are at \$19,527.31. We have a net loss of \$22,342.21. There are four owners showing a total delinquency of \$1,420.55 over 90 days. Nanette reports that all in all, we are doing well. Lee asked if there was a need for an executive session to discuss the delinquencies to which Nanette said there was not a need for an executive session meeting. The Treasurer's report was approved by Kimberly and Lee, with a 3-0 motion carried.

SECRETARY'S REPORT:

- The Secretary's Report of the minutes of the February 19, 2022 meeting was approved with motions from Nanette and Lee with a 3-0 motion carried.
 - Lead Mead asked where meeting minutes were posted. Rick reported the meeting minutes are posted online as well as highlights are in the newsletter. Once the meeting minutes are approved they are on the website.

MANAGER'S REPORT:

- **Power Outage:** The Village and Town of Westfield experienced a 25 hour power outage on March 24, 2022. Everything is back up and running without issue.
- **400 Grounds Restoration:** Westfield Nursery was contacted for a proposal to restore grounds and additional landscaping on the grounds. In addition, we will be adding a few trees and also taking one out that is interfering residents power lines of the 400 building.
- **WWTP:** There is a cracked line in the blower system at the discharge end. Unfortunately we have to empty the pond of around 25,000 gallons to get to it to see what the problem is and to repair it. There was some delayed pumping due to the power outage. The work on the blower system will start again on Monday. Hopefully this is something simple and can be fixed locally by waste treatment manager, Andrew Thompson's crew and if not, the engineers who built it, Wilson Engineering, will need to come in to perform the work needed.
- **Picnic Tables:** 10 new plastic folding tables have been ordered and will be distributed as soon as they come in. The lakeside grounds are too wet right now, Rick will ID and distribute once the ground is ready.
- **Pool:** The crew has started clearing the pool and pool chemicals have been ordered. We are looking at an early May opening, depending on the weather.
- **Beach Stairs:** The stairs are back down for access to the beach.
- **Unit Front Concrete:** A proposal has been received from Masonry & More (Norm Leamer) for doing the unit front porches. An email went out to all residents, but only two responses have been received. Rick will send out the eMail again as well as put the information in the March Newsletter. Unless more than two owners are going to install concrete at their unit fronts, it is pointless to do it. The contractor wants to do the units all at once, which makes sense. Rick had thought at least 4-5 owners wanted to install concrete, but has only heard from two. Prices and materials have increased, like everything has. The longer we wait, the more chances for more increases.

MANAGER'S REPORT: *(continued) Unit Front Concrete*

- **Lee** asked if the quote was for sidewalk repair too or just for pouches. Rick said, this was just for porches and he will go around and mark sidewalks that need to be replaced or repaired. There is money in the budget for sidewalk repair, but the cost of pouring front porches on individual units is the responsibility of the owner.
- **Nan** asked if there was a date set for when the work will be done. Rick reported there is not currently a set date as they are contractors and will do when they can. In addition, it is too early in the year to start the work. As soon as more people get on board, Rick will contact the contractor to obtain a schedule when the work will be performed.
- **400, 500 Building Proposals:** Repair proposals should be back to Rick soon for the water leaking in back of the 407 and 408 units and the entire lakeside of 500 building.
- **Board Comments:**
 - **Lee** explained the power outage was not an Edgewater issue; the entire region was without power. The issue was caused by the main transmission line from National Grid to Westfield electric. A pole shifted and snapped.
 - **Rick** noted two people approached him about suggesting the community invest in some type of power grid system/generator solar system. Though he feels this is cost prohibitive it is ultimately the decision of the board and community. He welcomed anyone who wants to provide information to install something like this is encouraged to do so, but a major system would be needed
 - **Lee** added, generators for single family homes are thousands of dollars; installing something like that here for 104 units would far be out of our budget. In addition, we do not have natural gas here to fuel a generator. With that said, we are willing to look at options so please give ideas of a system and how to pay, other than stating we need a system.

COMMITTEE REPORTS:

- **Social/Recreation Committee:**
 - No report
- **Beautification Committee:**
 - No report.

OLD BUSINESS:

- No report.

NEW BUSINESS/CORRESPONDENCE:

- **Nominating Committee:** Lee (President) and Colleen (1st Vice President) are up for reelection this June 2022. We need a Nominating Committee to seek those who would like to run for a Board position. Those wanting to run, will have their names be submitted to the Nominating Committee, who will present the names for the ballot. A board member who is not running for reelection needs to chair the Nominating Committee. Kimberly Alonge, Secretary, will chair the Nominating Committee and will work on getting 4-5 people, who are not ballot counters who will serve on the Nominating Committee.

NEW BUSINESS: *(continued) Nominating Committee*

Contact Kimberly or Rick if you are interested in serving on the Nominating Committee. The Committee needs to be in place by April 14th. If interested in running, reach out to the Committee to be considered for nomination. Residents can also gather signatures if not on the ballot. There is a specific time table involved in the process. Reachout out if interested in serving on the Committee or running. Contact Rick or Kimberly.

- **Nanette** was contacted by Tony Lazarony (#505) who has purchased a rototiller and is interested in keeping gardens weed free and would like to do this; what are his next steps? Rick had previously reported Mr. Al Wainwright, who has been rototilling the garden for a number of years, was not sure if he would for the 2022 season. Recently Rick saw Mr. Wainwright and said he does feel well enough to do the initial rototilling this year but that Mr. Lazarony should contact Rick regarding his offer to help with the upkeep of the garden going forward.

OPEN FORUM FOR GUESTS:

- **Avery Jones (#1102)** - Asked if, with the purchase of new picnic tables and replacing the older picnic tables, will we still have two at each building? Rick stated, yes, we will. If we don't have enough of the plastic tables, we will keep using the best of the wooden ones. Our goal is to get the wooden ones replaced with plastic on the lakeside. The better condition wooden ones will be used around the pool area and in the enchanted forest by creek where clearing has been done.
- **Lisa Mead (#507)** - Asked about the 500 building grounds restoration work as well as when the sidewalks are being done? Rick stated both are on the list of things to get done. Sidewalks will be restored as soon as all else is done. All concrete work is done at the same time, and he is waiting for people with their requests for unit fronts to be done. We will make it as least intrusive as possible. On the grounds restoration work, Rick noted our crew will take care of that work.
 - Lee added the contractors did a good job restoring but we will fix the rest. The 400 water leak caused major restoration and we will work on getting it cleaned up and reseeded.
- **Susan Mapson (#1205)**- Asked if we could get more explanation about what's going on with the wastewater treatment plant and how it is affecting the system. Rick answered there is no impact using it right now. We don't know where the issue is because it is buried under 4 feet of sewage. The pit needs to be drained to find out if it is broken, loose, etc. At this point there is no impact on service. He also added there are 3 pits and the damage is in the one closest to the discharge end. Rick noted the biggest impact came from the power outage and that we were lucky it was not off any longer than was. The tanks started to fill up and without power any longer, we would have been in trouble. Right now, everything is good as far as service goes. She thanked him for clarifying the WWTP problem. Rick is monitoring the pits closely to see no overflow possibility. Lee added a power outage for 25 hours is a rare occurrence in Westfield hopes we don't face another one like it.

OPEN FORUM FOR GUESTS: *(continued)*

- **Tom & Lorraine Walker (#504)** - Have not been around much since last fall, but talked to Rick about 500 building deck replacement and other improvements that took place over the summer. They thanked everyone involved in that process and were very pleased with how the project came together with Rick, our crew, the Board, and contractors. They realized this was not an easy project and were able to watch a lot of the work being done by a hard working crew. The Walkers wanted to publicly say this and thank everyone involved. Rick noted the repair work on deck above that needed to be done was taken care of last week when the weather finally allowed. The Walkers are very pleased with everything done. Lee thanked Mr. Walker for the positive feedback.
- **Lee** reminded residents there is a community Facebook group and to please remember those forums are for positive interaction among residents. If there are complaints, that is not the place to do that and that residents should contact Rick or the Board with complaints. We want to keep the page positive, as stated in our page guidelines. If you have something good, please share. If you have a complaint, please address it privately so we can try and make it right.
- **Rick** announced we had a chance to get mulch at half price, so 16 yards was purchased and is by maintenance building. Residents can come over and get it as needed.
- **Marilyn Gollitz (#1002)** - Asked about the geranium flower boxes and what shape they are in as some had fallen apart. Are they being repaired or are new ones being purchased? Rick answered that the crew will look at them all and restore what we can.
 - Susan Mapson (#1205) - Hopes they will be back for planting of the geraniums as she very much enjoys it. Marilyn added it depends on the weather for planting, if the weather cooperates, they may already be done when the Mapsons arrive back here. Mrs. Mapson aslo is looking forward to Winey Wednesday and to seeing everyone. She added in her eternal positive outlook that “Spring has sprung!”
- **Lee** added that we very much appreciate the work of the Social Committee and that we do have a back up plan for pool areas of fire pit areas if the grounds in the back are too wet, even though the weather is warm enough to gather for Winey Wednesday.
- **Don Laird #406** - Thanked the Board for clarifying what is happening with the grounds and said our guys do an awesome job. Mr. Laird did have a question on the tree removal plan for the lakeside and parking lot of the 400 building. Rick answered there is a plan for everywhere that needs to have something done. Mr. Laird asked specifically about the front parking lot wehre there is a pine tree growing around utility wires and if that one is coming out. In addition, he is concerned about the lakeside and is watchful during the wind storms that have potential to be dangerous with trees coming down. He noted whatever can be done this year within budget will be deeply appreciated. In addition, he commented on the community he also owns in PA where he pays outrageous HOA fees and feels that the quality of service here is miles beyond what he receives in PA where there is a lot of Board turnover and unanswered questions. He thanked everyone here for the accountability, transparency, professionalism and courtesy. He also noted the grounds always look phenomenal.

OPEN FORUM FOR GUESTS: *(continued)*

- **Lee** commented on Mr. Laird's question on the trees in the front of 400 building. He noted pine tree in wires are slated to come out. He also noted we are checking the 600/700 buildings where some Oak trees need to be topped off as there are many dead limbs at the tops. In addition, if anyone has a tree issue to let Rick know and we can look at it and your concerns will be addressed. Rick noted Great Lakes Tree Service has been good too and for us and is competitive with pricing. They are familiar with grounds and get things done for us; long term involved means long term management of trees.

NEXT MEETING:

- Saturday, April 30th, at 11:00 AM, via GoToMeeting.

ADJOURNMENT & EXECUTIVE SESSION:

- The meeting was adjourned at 11:50 AM with a motion to adjourn from Nanette and Kimberly.
- An Executive Session was not held.

Respectfully submitted,
Kimberly A. Alonge, Secretary