

Edgewater Estates HOA Board Meeting

August 25, 2023

Minutes

Present: L. Bechard, T. Carrino, S. DeForge, T. Page, J. Trombley

I. Theresa Page called the meeting to order at 6:00 p.m.

II. Theresa reviewed the ongoing issue of having the building exteriors and gutter and roofs cleaned and the need for that to be done regularly as part of the maintenance/infrastructure protection. By-laws currently call for owners to have the building exteriors cleaning, but it has become an issue for many of the owners. Theresa suggested that By-laws need to be revisited in the near future and perhaps amended to address this problem. In the meantime, Scott Booth from Lake Champlain Powerwash Company has contacted her (as a result of an owner contact with the Mr. Booth). Mr. Booth has met with Theresa, toured the complex and has verbally agreed to clean all buildings for \$4,800.00 (\$100 per unit). This cost is significantly lower than other companies in the area. Mr. Booth has also worked for several other housing complexes and business and is well known in the Plattsburgh area. The cleaning would involve both a chemical spray and hot water on all areas of the buildings' siding. Theresa indicated that our gutters also need to be cleaned, as well as the moss removed from some areas of the roofs. Mr. Booth offered a cost of \$2,400.00 to clean the gutters and approximately \$1,800.00 for the roofs. These costs are also significantly less than other companies have suggested. It is particularly important to have the gutters cleaned now since our original intent to replace them is not fiscally possible at this time.

The Board discussed the work, the cost, and possible means of paying for it. It was decided that it would best meet Edgewater's need at this time, to hire Lake Champlain Powerwash to complete all of the above mentioned work and to cover the costs for it with monies from the Reserve Fund for one year. It was furthermore decided that the Board would revisit the By-laws and consider a revision to the article addressing the cleaning by incorporating the work into items that would be covered by the general fund (Reserve Funds) rather than by individual owners. Monies from HOA fees could be diverted to a special section in the budget. Theresa also reported that Mr. Booth believes a complete cleaning could be done every other year rather than annually, with a simple spray down done in alternate years.

Sue DeForge made the motion to authorize Theresa Page to enter into a contract with Scott Booth of Lake Champlain Powerwash to clean the units, gutters, and roofs (where needed) for the fall of 2023. The authorized expenditure is for the base price of \$9,000.00 (tax may be added to the total expenditure). JoAnn Trombley seconded the motion. The motion was passed unanimously. Absent Board members have been informed of the information relevant to this issue and are also in agreement.

Theresa will meet with Mr. Booth and to develop a timeline for the work to be completed and a notice will be sent to all owners and residents detailing the work, the date their unit will be affected and the items needing to be done prior to the cleaning (closing of windows, plants and furniture moved out of the way, etc.).

III The Meeting adjourned at 6:30 p.m.

Respectfully Submitted,
Thelma Carrino, Secretary