

Edgewater Estates HOA Board Meeting

July 18, 2023

Minutes

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

Guests: L. Scott-Williams, Unit 11

I. Theresa Page called the meeting to order at 3:00 p.m.

II. Minutes of June 20, 2023

The minutes of June 20, 2023 were reviewed. Theresa Page moved to accept the minutes as presented; Sue DeForge seconded the motion. The motion was unanimously approved.

III. Treasurer/Bookkeeper's Report

Linda Bechard reviewed the budget based on expenditures paid as of June 30, 2023. JoAnn Trombley moved to accept the report as presented; Sue DeForge seconded the motion. The motion was unanimously approved.

IV. Committee Reports

A. Insurance verification updates

Thelma Carrino reported that verifications from 12 homeowners are pending with only 3 of those being delinquent as of 7/18/23. They have been contacted individually by email and will receive an additional reminder.

B. Fireplace maintenance updates

Thelma Carrino indicated no verifications are pending, with the next reporting date of November, 2023.

V. Old Business

A. Theresa Page reported on the following items:

-Ownership or tenants are pending changes in 5 units: Unit 7 under contract, Unit 21 new tenant, Unit 26 contract pending, Unit 33 pending closing, Unit 40 new tenant.

-Landscaping around Unit 12 has been completed and new enclosures around the outside tanks, etc. is pending (all at owner's expense.)

-The sprinkler system has been repaired and new heads replaced where needed.

-Internet is now available at the clubhouse; information for use is on the back of the router.

-As previously reported, the pool heater is no longer able to be repaired. So the pool will not be heated for the foreseeable future. A new heating system, a heating pump, that does not use elements and is more cost effective for electrical use has been researched. Lake Champlain Pools is doing the specs for the system which will then be presented to the Health Department for approval.

-Lake City Electric, David Dubrey, has been able to get our outside lights to work (including the previously nonfunctioning one on the north side). All lights are now on. Unfortunately, the timer for the lights is broken, so they are on 24/7 until the timer can be replaced.

## New Business

A. Theresa Page reported on the following items:

-The posts between the 2 bedroom units need to be replaced or otherwise repaired. Pending sufficient monies in the budget to do so, they will be cleaned and painted. Betsy Trombley will be doing the work.

-Theresa Page and Judy Bechard have begun washing the outside of the units of those owners who have contracted with them to do so. Cleaning is the responsibility of owners and a reminder was sent out earlier in the summer to homeowners regarding this..

-A walk around has been done to compile a list of projects that still need to be completed. Nineteen of eighty-eight doors still need to be purchased and installed throughout the complex. The cost continues to rise for the doors and a possibility of purchasing them in bulk is being researched. Once all doors have been replaced, Theresa would like the Board to consider presenting a change to the HOA that the By-laws be amended to include future door replacements revert to owner's responsibility with the type of door requiring Board approval.

-The roof replacement project continues to be a priority for consideration. At the present, due to cost, it appears it will have to be done in phases, rather than all at once. More information is pending.

-The gutter system throughout Edgewater needs to be repaired or possibly replaced. Leaf Guard Company did a review of the existing gutters and reported that the existing system's installation is allowing water to get behind the siding/soffits, damaging the buildings and allowing the potential for mold to grow. They are recommending a replacement of the entire system and will offer a building lifetime guarantee for replacement/repairs for theirs. The estimate for this work is \$148,000.00 for materials and installation. They further suggested some additional gutters be added to address concerns in areas where is no existing gutter, like garages, between units, etc. The estimate for this work is \$71,000.00 for materials and installation. If we decide to go forward with this company, they have agreed to absorb the cost of the additional gutters.

The Board discussed this at some length and agreed some portion of the Reserve fund could be designated for this project, but it won't cover the entire project. To that end, the Board recommended that Theresa contact banks or other financial resources to explore the possibility of taking out a loan to address this and other projects (see following notes). It is the hope of the Board it would then be possible to address several issues that are at the top of the Project Priority list.

Diana Wardell moved to authorize Theresa Page to research and contact financial resources for loans, interest rates, longevity and to report back to the Board as soon as possible; JoAnn Trombley seconded the motion. The motion was unanimously approved.

-Driveway repairs continue to be a top priority, but the original plan to dig down and replace the entire driveway is not feasible at this time, both for costs and for the availability of a company to complete the work. Patching in the most serious areas and repaired drains will be scheduled.

-Front wall repairs remain on the list. Repairs and capping will be reviewed, with more information for the Board pending.

-The Annual Summer get-together is scheduled to July 29, starting at 3:00p.m. with cooking to begin at 5:00p.m. The Board will supply hot dogs and hamburgers, condiments, and paper products. Those attending will be asked to provide either a munchie, an entrée or a dessert and the beverage of their choice. An RSVP will be asked to let the Board know numbers attending and what is being brought to share. All RSVPs can be sent to Thelma Carrino.

-The Board will issue a memo to all homeowners/residents with information about the pool heater, parking/tags, obstruction of watering system heads, and the Annual Summer get-together.

#### VI. Other

-Ms. Scott-Williams (unit. 11) inquired about several items:

- a down spout on her gutter: Theresa informed her that would be included in the gutter system described above if the Board goes forward with it. If not, it can be addressed individually.

-the hedge near her unit needs to be cut back: The landscaper is scheduled to be here in the next few days (weather permitting) and will be doing all necessary trimming.

-Board 3:00 meeting time is not good for working owners: The Board has tried several different times in the past. 3:00 seems to be the easiest for the current (volunteer)Board members, but owners are encouraged to contact their building reps or Theresa if they have concerns and are not able attend a meeting. Reps, in turn, will present the concerns to the Board and communicate with the owners.

-Sue DeForge inquired about cleaning for the outside AC units: They do need to be cleaned. Theresa does it for those units she is contracted to do outside clean. Others should remind their cleaners to do the cleaning, or do it themselves.

VI. The next HOA Board meeting is scheduled for August 15 at 3:00 p.m.

VII. The meeting adjourned at 4:35 p.m.

Respectfully Submitted,  
Thelma Carrino, Secretary