

Edgewater Estates HOA Board Meeting  
May 21, 2024  
Minutes

Present: L. Bechard, T. Carrino, J. Trombley, A. Finney, S. DeForge, T. Page  
Guests: M. Plympton, S. Carter, K. Dame

I. Theresa Page called the meeting to order at 3:06 p.m.

II. Minutes of April 3, 2024

The minutes of April 3, 2024, were reviewed with no discussion. JoAnn Trombley 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 and indicated there was no new financial expenditures other than the usual monthly bills since the April meeting and numbers are accurate to the end of April, 2024. Sue DeForge moved to accept the report as presented; Andy Finney seconded the motion. The motion was unanimously approved.

IV. Committee Reports

A. Insurance verification updates

-Thelma Carrino reported that verifications from 9 homeowners are pending and have been contacted individually by email.

B. Fireplace maintenance updates

-Thelma Carrino indicated verifications of cleaning and/or no use for 2023 are current. She will be doing a full HOA fireplace use verification request prior to the November 2024 deadline for cleaning notice.

C. The annual canvas for homeowners' interest in being included on the Slate

of Officers for the 2024-25 HOA Board has had no responses from anyone wishing to be added to the ballot. Therefore, the current Board members, all of whom have agreed to continue their services, will be the ballot presented to the HOA members at the Annual Meeting. Materials for the Annual HOA Meeting June 18, 2024 were distributed to all HOA members in mid-May to comply with the 30 day notice requirements in the By-laws. Several have already returned their proxies for the meeting. A reminder to do so will be issued prior to the June 16<sup>th</sup> deadline for doing so.

V. Old Business

-Theresa Page reported the pool heat pump is installed and working, with a temperature of 84 being maintained. The chemical feeder needs to be repaired. Theresa will maintain it manually until it can be fixed. The pool is expected to be open and ready for use for Memorial Day weekend.

-The water system has a new pump to provide the new and more efficient system of pulling water from the lake to the irrigation water lines rather than the old, difficult to maintain, system of pushing it from the lake to the lines. It will be placed on the north end of the seawall for the summer and then pulled and stored in the pool room for the winter. Residents may want to consider adding flowers or plants around it.

-Theresa will be checking to determine the status of the remaining 18 potential door replacements, with the hope of replacing them at the rate of 5/year. Curtis Lumber indicated the price is likely to be consistent with those ordered in 2023. Theresa is researching and preparing a

plan for future door replacement needs and will present it for Board consideration as we approach the end of this replacement cycle.

-Theresa will schedule a Board Walk-around in the near future to help develop a 5year plan for replacement, repair, general maintenance needs.

-Theresa is currently looking for a mason to repair the planters throughout Edgewater and for quotes for the repair of the north end of the wall along the Margaret Street sidewalk.

-Theresa reported that there are no major concerns regarding the roofs in the immediate future, but reminded the Board they should anticipate this being a major financial responsibility in the near future.

#### VII. New Business

-Holes in the driveway continue to appear and will be patched as they occur. The driveway complete replacement needs to remain in the forefront of Board concerns.

-The birch trees along the pool will be removed this summer. The landscape committee will begin exploring replacement options for that area.

-The pool vacuum system is insufficient for proper removal of dirt and debris. Theresa is researching other options, including the use of “dolphins” which provide a strong suction. She will present a proposal in the near future for Board consideration. She also noted that the liner may have a slit or hole in it and may be to be replaced or repaired.

#### VIII. Other

-Kathy Dame (#19) inquired about the north end wooden steps to the lake. Theresa noted that they need to be replaced and will be doing some research and develop a proposal for the Board.

-Kathy Dame asked about having a hand rail installed next to the rock steps. Theresa noted that it cannot be installed since there is no way to stabilize it, leaving the HOA open for liability issues.

-Scott Carter (#7) inquired about the space between units 1-8 and the Margaret Street wall. Theresa noted it receives some maintenance and will be addressed in the near future.

-Maryanne Plympton (#10) reported she has recruited several volunteers to help with dead-heading the hydrangea trees this fall and to help with other planting as needed.

-Theresa noted that unit 41 is for sale. Interested parties should be referred to her. It's current asking price is \$225,000.00.

VIII. The next HOA Board meeting is scheduled for June 21, 2024, after the Annual Meeting

IX. The meeting adjourned at 3:56 p.m.

Respectfully Submitted,  
Thelma Carrino, Secretary