

Edgewater Estates HOA Board Meeting  
March 19, 2025

Present: L. Bechard, T. Carrino, T. Page, J. Trombley, D. Wardell, Andy Finney  
Guests: M. Miller, Unit 31; Melissa Finney, Unit 28

- I. Theresa Page called the meeting to order at 4:01 p.m.
- II. Minutes February 13, 2025  
The minutes of February 13, 2025 were reviewed with no further discussion. Theresa Page moved to accept the minutes as presented; JoAnn Trombley seconded the motion. The motion was unanimously approved.
- III. Treasurer's/Bookkeeper's Report  
Linda Bechard reviewed the budget as of February 28, 2025 and noted that only the normal utilities have been paid with no further expenditures for that period. She also noted a slight increase in the Spectrum bill of approximately \$3.00/month. Diana Wardell moved to accept the report as written; Andy Finney seconded the motion. The motion was unanimously approved.
- IV. Committee Reports
  - A. Insurance verification updates  
-Thelma Carrino reported that eight (8) HOA insurance renewal updates are pending; two (2) of which are overdue, despite several reminders. Their Building Rep. will contact them.
  - B. Fireplace maintenance updates  
-Thelma Carrino reported that owners with a working wood fireplace that is currently known to be in use have sent in a copy of their receipt for cleaning. One owner reported a repair issue for that unit's fireplace and noted it would not be used until the repairs are completed.
- V. Old Business
  - A. Theresa reported that she is still working to get the right resolution to the issue of repairing or replacing the street wall/planters and solid numbers on the costs. She is meeting with potential contractors and will report back as soon as she has that information so the Board can make an informed decision.
  - B. Theresa noted that the Board will do another walk thru as soon as the weather permits, in order to consider priorities for 2025 work. She recommended the power wash to include buildings, but not the roofs and gutters, be done again this year and to be scheduled for early spring.

## VI. New Business

- A. Theresa reported that the roofs need to be walked and repairs made for the shingles lost during our recent storms. She will continue to seek guidance for the necessity for replacement or repairs and seek pricing for full roof replacements. Roof ridge caps may need to be replaced on 2 sets of buildings even if no other work is scheduled.
- B. Ed Garrow will be scheduling the ongoing repairs to two (2) sink holes in the driveway areas (one on the north side and one on the south side. He will also schedule the resealing of the entire driveway area and re-striping of the parking lines/numbers.
- C. Theresa will order five (5) doors as part of the ongoing project to replace all back doors at all units. They will be scheduled for spring installation. Any broken covers on the corner siding strips will also be replaced.

## VII. OTHER

- A. Thelma reported that Dan Bussey, unit 26, has inquired about the possibility of starting a text chain to communicate with residents/owners, especially during snow removal time. The Board agreed this should be discussed and considered before the next snow season.
- B. Thelma noted the next Annual Meeting is scheduled for June 17, 2025 at 7:00 p.m. The Board discussed their concern with declining attendance and are considering some possible resolutions, particularly for the 2026 Annual Meeting. For the upcoming 2025 meeting all Building Reps. will contact each unit owner in their section to inquire about their attendance, use of a proxy, any ideas for increasing attendance at Annual Meeting or other concerns. All current Board members have agreed to have their names placed on the Board election ballot for 2025-26. All homeowners will be sent an email on April 2, 2025 to canvas for any other homeowners interested in having their names added to the ballot.

VIII. Next Meeting: PLEASE NOTE CONTINUED CHANGE IN DAY OF WEEK  
AND TIME: Wednesday April 30, 2025, 4:00 p.m.

IX. The Meeting adjourned at 4:45 p.m.

Respectfully Submitted,  
Thelma Carrino, Secretary

### **Building Representatives:**

Units 1, 2, 3, 4, 5, 6, 7, 8: **Theresa Page** (unit 35/phone: (518)593-2929)

Units 9, 10, 11, 41, 42: **JoAnn Trombley** (unit 42/phone: (518)570-7797)

Units 12, 13, 14, 15, 16, 17, 18, 19: **Andrew Finney** (unit 28/phone: (518)569-4565)

Units 20, 21, 22, 23, 24, 25, 26, 27: **Susan DeForge** (unit 27/phone: (518)578-3775)

Units 28, 29, 30, 31, 32, 33, 34, 35: **Thelma Carrino** (unit 32/phone: (518)562-2558)

Units 36, 37, 38, 39, 40: **Diana Wardell** (unit 46/phone (518) 645-1930)

Units 43, 44, 45, 46, 47, 48: **Linda Bechard** (unit 44/phone: (518)593-2156)