

PENDING APPROVAL OF BOARD At June 11, 2025 MEETING

Edgewater Estates HOA Board Meeting April 30, 2025

Present: L. Bechard, T. Carrino, S. DeForge, T. Page, J. Trombley, D. Wardell, Andy Finney
Guests: Matt Miller, Unit 31; Melissa Finney, Unit 28, Judy Cavanagh, Unit 37, and Marianne Plympton, Unit 10

- I. Theresa Page called the meeting to order at 4:00 p.m.
- II. Minutes March 29, 2025
The minutes of March 29, 2025 were reviewed with no further discussion. Theresa Page moved to accept the minutes as presented; Andy Finney seconded the motion. The motion was unanimously approved.
- III. Treasurer's/Bookkeeper's Report
Linda Bechard reviewed the budget as of April 30, 2025 and noted that only the normal utilities have been paid with no further expenditures for that period. Diana Wardell moved to accept the report as written; Sue DeForge seconded the motion. The motion was unanimously approved.
- IV. Committee Reports
 - A. Insurance verification updates
-Thelma Carrino reported that three (3) HOA insurance renewal updates are pending; two (2) of which are overdue, despite several reminders. Their Building Rep. has contacted them. The remaining overdue notice has assured the Secretary that their verification is being sent from the insurance company.
 - B. Fireplace maintenance updates
-Thelma Carrino reported there are no new updates.
- V. Old Business
 - A. Theresa has met with Ed Garrow and presented a quote to repair the driveway asphalt in designated areas as detailed in his quote of 4/15/25. He will do the most necessary areas first. No repairs will be done in any parking spaces. Andy Finney made the motion to accept the estimate submitted on April 15, 2025, by Ed Garrow & Sons, Inc. to complete work detailed in his quote; Diana Wardell seconded the motion. The motion was unanimously approved. Therese noted that she will keep the Board informed as the work progresses. She also reported that the driveway/parking spaces will be resealed and restriped after the repairs are completed.
 - B. 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 has met with a potential contractor to look at the planters outside units 1-8 who is preparing a quote for Board consideration. She and the landscape committee are continuing to research the front circular planter for best options and will report back soon. The sidewalk wall is also being examined by a mason. One

recommendation may include repairing only one section at a time (north end) rather than a full replacement to maintain the overall appearance.

- C. Theresa has met with Curtis Lumber who is preparing a cost estimate for the replacement of five doors. This is part of the ongoing door replacement project completion throughout Edgewater. She has also heard from unit 16 owner/resident regarding their door and requesting a new one. Both doors have recently been replaced in that unit. She will contact them to address their concerns and give them information about any possible repairs (at owner's expense).
- D. Unit 18 reported that the hardware on their new door (lower level) has been damaged. Theresa contacted Curtis Lumber and requested them to contact the owner to arrange for the repair of the door handle. It is important to note that the Association does not cover the cost of repairs to door handles; this is an expense incurred by the owner.

VI. New Business

A. Reports from Buildings and Grounds Manager:

1. Theresa reported that the current lawn care providers (homeowners of units 35 and 44) have requested that Edgewater seek an alternate provider so that they may take a much-needed break from this service. They have been our much-appreciated providers for more than 35 years. The Board wishes to offer them our sincere thank you for the dedication and care they have given to ensuring the maintenance and beautification of Edgewater.

2. Theresa notified the Board of the situation and, at the direction of the Board, has been able to locate a new provider. Due to the timing issue of securing these services, Theresa contacted each Board member on April 24th.

to review her findings: JJ Property Management has given her a proposal that will result in a small overall savings, while offering similar services, including: mowing, spring/fall clean-up, trimming, weeding. They have been interested in working for Edgewater in the past, but had been unable to provide the necessary equipment and appropriate staffing for the workload. They are now able to do so. The Board was unanimous in approving acceptance of the company for lawn care maintenance for 2025 and directed Theresa to sign their agreement.

JJ Property Management provided us with a schedule of the days they can be working here until the beginning of June. Their schedule will then be extended and will be included on the <edgewaterstates.us> website, listed in "documents" on the top left of the site and scrolled down to "posts".

"Edgewater Estates has contracted JJ Property to provide lawn care services for this year. Please find below the scheduled dates and services for their work. You will need to remove all items that may be on the lawn the night before the day they will be performing their services.

In the event of inclement weather on the scheduled days, JJ Property will reschedule its services for a subsequent non-rainy day.”

05/05/25 Crabgrass Preventer
05/07/25 Mowing
05/14/25 Mowing
05/18/25 Grub Control
05/21/25 Mowing
05/26/25 Herbicide Spring
05/28/25 Mowing
06/04/25 Mowing

3.Lake Champlain Pools is scheduled to reopen the pool on May 12

B. Annual Meeting Updates

Thelma Carrino reviewed preparations for the June 17th. Annual Meeting. She canvased the Board for additional items to be included in the Summer 2025 Memo that will be included with the packet of materials and emailed or hand-delivered to all HOA members May 12th. The memo will also be hand-delivered to all non-owner residents. As a result of the canvas of all homeowners regarding their interest in having their name included on the 2025-2026 Board ballot, she reviewed the names to be included, as well as any nominations from the floor on the 17th. She reminded the Board that one spot on the Board will be a shared position between a sitting Board member who is away during the winter months and a homeowner who is interested in a shared position.

VII. OTHER

- A. Reminder about doing a thorough clean-up of the beach area after the annual Edgewater fireworks displays.
- B. Reminder that homeowners should do their own spider spraying if they want it done and that they should NOT use a power wash on their unit.
- C. HOA will have the bi-annual power wash done professionally this spring/summer. No roofs will be done. The same company as 2023 will again be contracted.
- D. The Board will research the need for, and the possibility of hiring a company for, a mass haul away this summer.
- E. The landscape committee is working with Moss Brook and other area companies to review possible trees or other landscaping options near the pool.

VIII. Next Meeting: PLEASE NOTE CONTINUED CHANGE IN DAY OF WEEK
AND TIME: Wednesday June 11, 2025, 4:00 p.m.

IX. The Meeting adjourned at 4:57 p.m.

Respectfully Submitted,
Thelma Carrino, Secretary