

## **Pending Approval at the 2026 Annual Meeting**

### **Edgewater Estates HOA Annual Meeting**

#### **Minutes**

**June 17, 2025**

**7:00p.m. Edgewater Clubhouse**

Forty (40) unit owners, (nineteen (19) by proxy and twenty-one (21) in person) attended The meeting, as well as several non-voting residents. A quorum of 32 owners is required in our By-laws for Edgewater Estates.

#### **I. Call to Order**

Diana Wardell (acting on behalf of President, Theresa Page) called the meeting to order at 7:04 p.m. and welcomed everyone to the meeting. She stressed the importance of homeowners responding to the request for a proxy or for their attendance at this once-a-year meeting. The HOA Board is required to hold an annual meeting and the quorum of 32 is mandated in the by-laws. She also welcomed several new homeowners to Edgewater.

#### **II. June 18, 2024 Minutes**

The minutes for the Annual Meeting of June 18, 2024, were included in the Annual Meeting packet previously distributed to all homeowners. There were no questions to be addressed. Gordon Muir moved to accept the Minutes as written; Ann Brady seconded the motion. The motion was unanimously approved.

#### **III. June 18, 2024 Treasurer's Report**

The financial report for 2024, including line items and balances, was included in the Annual Meeting packet previously distributed to all homeowners. In response to a question from Gordon Muir regarding a more detailed report, Linda Bechard and Theresa Page responded that the Accountant report as distributed is what is required to be presented to the HOA annually. They noted that there is a more detailed account available to anyone who wishes a copy. Gordon requested that his name be added to any list of people requesting a copy.

Linda Bechard also responded to Gordon's question about a balance figure for the operating budget for 2024.

There being no further discussion, Judy Cavanaugh moved to accept the Treasurer's Report as written; Andy Finney seconded the motion. The motion was unanimously approved.

#### **IV. President's Report**

Diana Wardell reported on behalf of Theresa Page. The following projects were completed in 2024:

- The association paid to have certificates of Elevation done for units 1-10 & 36-42.
- We change some of the electrical wiring in the pool room to add the new heat pump that we purchased for the pool.
- We purchased a robotic pool cleaner to help keep the pool clean, since the addition of the heat pump it caused a probable with cleaning. Theresa noted that we may need a new liner at the end of the 2025 season, since it's increasingly wrinkled and allows sand/dirt to get under it. The current liner was installed in 2011.
- We changed the process for getting our exterior water from the lake. We installed a new pump on the shore so that we don't have to have electrical wiring in the water.
- We purchased and installed 6 new doors. Theresa also noted that doors have just been purchased this year for the remaining eleven that are needed, thus completing a multi-year project.
- We had Ed Garrow & Son company remove and repair some of the sink holes we had in our driveway and parking lot.
- We removed the weeping birch trees in front of the pool. With a big thank you to Andy Finney for removing them at no cost.
- On behalf of the Board, Diana expressed appreciation to all Edgewater residents for their efforts to help keep Edgewater looking beautiful and welcoming.

#### **V. Open Forum for questions and discussion**

A. Ann Brady inquired about the lack of lighting on the street side of units 36-40. Theresa and Gordon both indicated there is no wiring for Edgewater-supported electricity to that area since it was not included in the original construction plans for those units, nor is the wiring in a conduit so it can't be added and dragged through. Although there is likely to

be an exorbitant cost to add lighting in that area, Theresa will make inquiries to review any possible solutions and associated costs. She will report back to the Board and keep Ann informed.

B. Aran Gretz asked about the purpose of switches located near his doorway. Theresa said the switches are for a blower in our fireplaces for heating purposes. No one has a blower, but the switch was installed in the original construction.

C. Gordon Muir reported, on behalf of his neighbors in units 36-40, a concern with a neighbor's hoarding habits and that they feel it is a safety/health issue. Theresa reminded them that since it is part of the unit's interior maintenance, the Board has no legal authority to do anything about it. She will, however, contact the Board's attorney to see if there is any legal solution that will protect both the board and the owner, including the legality of adding a clause in the rental agreement. She will report back to both the owner of the unit and the neighboring owners.

D. Diana Wardell reminded everyone of the items that can be put in the recycle bin vs the garbage bin and encouraged everyone to help with reminders or assistance for people they may see who are not using the bins correctly.

E. Melissa Finney inquired about the ongoing issue of parking and the continued disregard for the regulations provided in the By-laws.

Theresa reviewed a bit of the history of this ongoing problem, the By-law requirements, the use of tags, and the manner of communication with possible violators. Some people may have a reminder/warning note put on their car (particularly if the car owner is not known), a phone call may be made to the owner or an in-person visit may be made. Anyone issuing any type of reminder should note the car make, license, date and time of reminder (and if possible, a picture of the vehicle) and send that information to Thelma Carrino at <thelma.carrino@gmail.com>. She is responsible for maintaining a list of violations and the action taken. According to the By-laws, after a second warning (accumulative over multi-years) is issued, a subsequent violation will result in a third notice and a fine of \$100.00 issued to the homeowner. Theresa reported that enforcement of this by-law is increasingly difficult since some residents/offenders simply refuse to comply and are often belligerent and disrespectful when requested to move a vehicle. A more forcefully written communication will be sent to violators with another copy of the by-law: a notice letting them know they are in jeopardy of receiving a fine and/or a lien against their property should there be any future violations.

Theresa continued to encourage residents to talk with each other, share unused or unneeded tags, and/or to give a reminder to people parking without a tag. Common sense is urged so that situations can be handled in a calm and reasonable manner.

Bottom line: everyone parking in the Edgewater main parking areas must have a tag displayed in their car on Monday-Friday from 4:00p.m. to 7:00a.m. unless it is a holiday. On weekends and holidays a tag must be displayed all 24 hours each day. Contact Thelma if you need a tag for a handicapped visitor.

If everyone knows and follows the by-law for themselves, this should not be an issue. No tag equals no on-site parking privilege except as noted above.

F. Nancy Scanlan commented on the presence of woodchucks living in the Edgewater seawall and the potential for a health issue. She was able to contact the new Plattsburgh Animal Control Officer who has installed a humane catch and release trap and will patrol the area to check on the trap. The animal(s) will then be relocated to the Dannemora area.

G. Maryanne Plympton reported an incident involving a dog (with owner/on a lease) that was in a garden area and relieving itself. It was suggested that the owner be contacted if possible and try to resolve the issue. The issue of owner responsibility for appropriate behavior was discussed.

## **VI. Election of HOA Board Members**

The slate of candidates for the June 2025-June 2026 Board of Directors was included in the Annual meeting packet and Diana called for nominations from the floor. There being none, Thelma Carrino reported that an initial tally from all proxies and ballots had been made and requested that an additional tally be made by 2 homeowners to reconcile the totals. Judy Cavanagh (unit #37) and Ann Brady (unit #39) agreed to recount and tally the ballots. Their count coincides with the initial count done by the HOA Board Secretary. Thelma announced the following homeowners have been elected by the HOA:

Linda Bechard

Thelma Carrino

Sue DeForge/Matt Miller in a shared position with one vote

Andrew Finney

Theresa Page

JoAnn Trombley

Diana Wardell

## VII. Adjournment

The Meeting adjourned at 8:10 p.m.

The newly elected Board of Directors met briefly after the close of the Annual Meeting to establish the officers for the 2025-2026 year and to determine the date of the Board's next meeting.

Respectfully submitted by

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)/

**Matt Miller** (unit #31/phone: (717)571-4157)

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)

### New Officers for 2025-2026

President: Theresa Page

Vice President: Diana Wardell

Secretary: Thelma Carrino

Treasurer: JoAnn Trombley