

Edgewater Estates HOA Board Meeting
September 10, 2025

Present: S. DeForge, M. Miller, T. Carrino, T. Page, J. Trombley, D. Wardell, A. Finney,
L. Bechard (arrived at 7:02 p.m.)

Guests: L. Scott-Williams, Unit #11, J. Reilly, Unit #31

- I. Theresa Page called the meeting to order at 6:00 p.m.
- II. Minutes August 14, 2025
The minutes of August 14, 2025 were reviewed with Thelma. Since there were no questions or discussion, Sue DeForge moved to accept the minutes as written; Andy Finney seconded the motion. The motion was unanimously approved.
- III. Treasurer/Bookkeeper Report:
On behalf of Linda Bechard, Theresa Page reviewed the budget details as of August 31, 2025. She noted that expenditures were primarily for basic monthly costs and also included the repair work for the sprinkler system. Diana Wardell moved to accept the budget report as written; Sue DeForge seconded the motion; the motion was unanimously approved.
- IV. Committee Reports
 - A. Insurance verification updates
-Thelma reported that there are eight homeowners who have not submitted their annual insurance verification; two are significantly overdue. They have been notified in writing and in-person on several occasions. Theresa offered to contact them again. On behalf of an owner(s) and their insurance agent, Theresa inquired about the status of 2 units' types of coverage. Thelma noted the last information she has on file is for townhouse coverage which expired in June 2025. The owner(s) have been notified.
 - B. Fireplace maintenance updates
-There are no new updates due until the new year for reporting use begins on November 1st.
- V. Old Business
 - A. MossBrook provided an estimate for landscaping to be done in the area where the pool birches formerly stood. Theresa reported that due to unexpected expenses to correct out-of-code electrical wiring for the clubhouse and outdoor lighting, she is recommending the landscaping be postponed until it can be included in a future budget.

- B. Lake City Electric and PMLD have examined the electrical panel at the Clubhouse and informed Theresa it is out of code, potentially dangerous, and must be repaired/replaced in order to meet the new regulations. A new meter needs to be installed with an emergency shut-off. In order to save costs for underground work and dragging underground lines from the large unit outside unit #35 to the clubhouse, the owners of that unit have agreed to have the new panel installed on the side wall of their home. Lake City and PMLD will work together to ensure the new wiring and paneling meets all codes. Lake City will coordinate that work.

Theresa asked Lake City to prepare a estimate for the work that includes a “worse case” scenario to cover unexpected costs once the existing lines are found. The estimate is \$19,729.22. Lake City requested a deposit of \$6,657.84 to begin the work. After further discussion by the Board, Andy Finney made the motion to accept the estimate of \$19,729.22 and to authorize Theresa to enter into a contract with Lake City Electric, issuing them a deposit in the amount of \$6,657.84; Diana Wardell seconded the motion. The motion was unanimously approved.

- C. Theresa reported the pool liner has been ordered and is expected to be installed in the next couple of weeks. The pool will be closed, drained, liner installed, water refilled by use of a water truck and then closed for the season.
- D. The pole and light for the new front circle is ready for installation in the next day or two.(Note: the light has been installed as of 9/11/25). A gray granite bench has also been purchased from Vermont Custom Stone and will be installed in the next week or two. It was found at a fair in Vermont by several members of the Board at a booth featuring inventory liquidation due to retirement plans by the owner. The price was significantly reduced and could be delivered and installed by the owner of Vermont Custom Stone, at a total cost of \$600.00. Due to the extraordinary opportunity, the Board members present contacted other members of the Board to discuss the possible purchase. A quorum was contacted and were able to vote to authorize Theresa to buy the bench; all four members were in support of the decision.

VI. New Business

- A. Theresa reported on the concerns of the Edgewater Board and many homeowners regarding the state of the landscaping, mowing, snow removal and overall maintenance of the grounds. There have been ongoing discussions over the last several months and Theresa has been exploring alternative arrangements. The most desirable and efficient solution at this time was to investigate the possibility of finding a contractor who would be willing and able to provide year-round grounds maintenance that includes: all mowing,

trimming, treatments, spring/fall clean-up, and other associated work for the summer months of April 1-October 31 and all snow removal and clean-up, driveways, walkways, salt replenishment, etc. for the winter months of November 1-March 31. A caveat to the work would include a stipulation that the contractor agree to limit his work at other sites to make Edgewater the main focus of his work.

Theresa talked with our current providers and received two bids. After discussing the bids, the work the contractors would assume, and the agreement to limit their other work, she recommended the contract be awarded to Creative Hardscape and Snow Plowing, LLC. The owner, Jared Doser, has done some exemplary work at Edgewater, including the new paver circle at the front entrance and the planter brickwork at units 3 and 4, which he assumed after the original mason did not complete the work. He has shown an excellent work ethic and skills. He has also agreed to limit any other site contracts to the one he currently has and Edgewater. The second bidder was not able to provide that assurance nor does he have sufficient crew to manage Edgewater's needs. Andy Finney made the motion to authorize Theresa to enter into a two year contract (with an opt-out clause if Edgewater is not satisfied with the quality of the work) with Creative Hardscape and Snow Plowing, LLC to provide year-round services for /spring/summer and fall/winter grounds maintenance at Edgewater Estate. Compensation to be paid in 12 equal payments of \$3,334.00 for a total of \$40,008.00; Matt Miller seconded the motion. The motion was unanimously approved.

VII. Other

Theresa read a note from the owner of unit 3 thanking the Board for the repair of the brickwork on the planter between units 3 and 4. The Board noted the work was needed for long time and unable to be completed due to the lack of a mason to do the work. We are appreciative of the work done by Jared Doser, owner of Creative Hardscape and Snow Plowing, LLC. The Board also noted it is appreciative of the acknowledgement by the homeowner.

VIII. Next Meeting: Thursday, October 9, 2025 at 6:00 p.m.

IX. The meeting adjourned at 7:22 p.m.

Respectfully Submitted
Thelma Carrino, Secretary

