

Pending Board Approval at June 16, 2026 Board Organizational Meeting

Edgewater Estates HOA Board Meeting May 27, 2026

Present: T. Carrino, T. Page, L. Bechard, D. Wardell, J. Trombley, M. Miller, S. DeForge
Guests: None

- I. Theresa Page called the meeting to order at 3:00 p.m.
- II. Minutes April 22, 2026
The minutes of April 22, 2026 were reviewed with Thelma Carrino. Since there were no questions or discussion, Theresa Page moved to accept the minutes as written; Matt Miller seconded the motion. The motion was unanimously approved.
- III. Treasurer/Bookkeeper Report:
Theresa Page reported that the usual spreadsheet distributed to the Board is in the process of being redesigned to format and generate profit/loss statements using the PayHOA System. She noted there were no areas of note in the budget up to the May 27 date that needed discussion and asked members if they had any questions for specific line items. There being none, she reviewed Pay HOA prep work completed and expects to be able to issue up-t- date statements for the June Board Meeting. She also requested assistance from Board members in contacting HOA owners who have not yet set up their PayHOA accounts. She gave a list of the owners to contact in the buildings for which the Board members are responsible.
- IV. Committee Reports
 - A. Insurance verification updates
-Thelma reported that there are seven homeowners who have not submitted their annual insurance verification.
 - B. Fireplace maintenance updates
-Thelma reported that all owners are currently in compliance with By-law regulations for notification of use and cleaning requirements when used as a wood-burning fireplace.
- V. Old Business
 - A. Theresa reviewed her work with Pay/HOA to date. See notes in Treasurer's report for additional information. Anyone using 'auto pay' will have the 15th of each month set as the pay date. She is hopeful PayHOA will be fully operational by the June annual meeting and will be discussed with attendees.
- VI. New Business
 - A. Theresa reported the pool opened on May 20th.
 - B. A new pump for the chemical feeder has been installed.
 - C. The pool deck, fence and furniture have all been power washed and set up.

- D. The clubhouse, all outside furniture and the grill have been cleaned and are ready for use.
- E. All spring clean-up has been completed.
- F. The lawn maintenance company will mow on Thursday each week, weather permitting.
- G. Theresa will do the chemical 4step treatment on the lawns since Jared is not yet licensed to do so and she is.
- H. Unit 19 needs a new sewer cap/
- I. Corey Supernaw will do a walk thru/over of all roofs and examine ridge caps to determine any need for shingle replacements and/or other recommendations to maintain existing roofs for as long as possible. Units 20-35 are likely to need ridge cap work or replacement. Work would be scheduled to be completed before winter.
- J. Outside water is turned on.
- K. Theresa is working with Jared(Creative Hardscape) to examine the outer wall by the street to determine possible options for sectional replacements. Once their review is completed, a recommendation and a bid will be presented for Board consideration. She is also working with the City for approval for some of the necessary prep work that would involve the area around the sidewalk.
- L. Jared is scheduled to clean out the area between units 18 and the street and to clean up, add top soil and reseed or install sod along unit 11.
- M. Support posts between some units need to be treated or replaced. This will be done this summer.
- N. The posts on the entry sign need to be refurbished. Matt Miller has volunteered to do the work on this project.

VII Other

- A. Thelma reported that to date, eight owners have sent in a proxy for the Annual Meeting. They are due June 14th if the owner is not attending.
- B. The tenant in unit 29 requested permission to plant flowers along her front walkway in the area where the rhododendrons have died nearest the door. Permission was issued.
- C. The clubhouse bathroom will have a handicap assistance bar installed.
- D. The owner of unit #27 requested some additional stone be spread around her AC Unit. The stone from the pool area was originally going to be used there, but that is not possible at this time. The owner said she was willing to pay for the stone if it could be delivered. This was approved and Theresa will arrange the delivery.

VIII. Date of next meeting:

June 16, 2026 after the Annual Meeting

VIX. Adjournment

The meeting adjourned at 4:45 p.m.

Respectfully submitted,
Thelma Carrino, Secretary
Edgewater Estates Board of Directors