

**Edgewater Owners Association
Board Meeting Minutes
July 11, 2011**

The Board of Directors of the Edgewater Owners Association met at 6:00 PM on Monday, July 11, 2011 at 111 Edgewater Drive, in the City of Madison, and State of Alabama.

Directors in attendance: Cameron Handyside (2011 President), Brian Goodwin, Stephen Brooks, Joe Roberts, May Hudson, Steve Kirkpatrick, Sue Chatham and Carl Blair.

Others in attendance: Dottie Bash, Office Manager, Gareth Bryant of Heritage Woods, Karen Voelker, Harold and Jean Pigg of Lost Tree Pointe, Veronica Caldwell of Fox Lake and Paul Englund, Jerry and Carlotta Gattis of Morland Shores.

Opening Remarks: The Edgewater Owners Association Board meeting was called to order by 2011 President, Cameron Handyside at 6:00 PM. He welcomed guests and asked them to introduce themselves and let him know if they want to address the board with an issue.

Jerry Gattis wanted to discuss a covenants issue and Cameron informed him that we usually handle that in executive session. He told Jerry he could sit through the meeting and wait for the executive session. Cameron did remind him that Morland Shores Board requested that Hughes Properties make rounds in their neighborhood. This action took place immediately and we are now ready to send some notices to Morland Shores. However, we need some coordination between the Morland Shores Board and the EOA Board so the resident does not receive a letter from each association. Cameron asked if they want us to send the letter to them so they can mail it to the resident or does Morland Shores want EOA to send the letter. Cameron said he would prefer to hand it off to the Morland Shores Covenants Committee because EOA covenants are not as strict. Cameron said he would like to save this conversation for executive session because it is a private matter or set up a private meeting between the two boards to discuss the issue. Jerry decided to stay for executive session if the meeting didn't last too long.

A resident sent in a picture of a copperhead that he killed in his yard. Before Cameron sends out an email to the neighborhood, he wanted to see what the board had to say about it. It was recommended we put something in the LakeLife reminding everyone that there are critters in the neighborhood.

Office Manager Report: Dottie said that Huntsville Utilities came out a few weeks ago to install a lightning resistor. When they installed it, they told her that if our building is not grounded properly then the lightning resistor and surge protectors will not protect it. They were correct with this because we were struck by lightning again. The damage included: network cards on both computers, phone lines, router for the computer, DVR for the security cameras, the two pan tilt zoom cameras and the access control panel. At the moment we are in fail safe mode which means everything is unlocked. Cameron said we will need to file a claim for this damage. He also said that his neighbor had protector put on his house for \$1500 and the company guaranteed any damage from a lightning strike. He also said we should investigate having some other means of protection to the building and check the grounding on the building.

Secretary: Sue made a **MOTION: to approve the March minutes as written.** May seconded the motion. The motion passed with six yes votes and one abstention from Carl Blair. Sue made another **MOTION: to approve the May minutes as written.** May seconded the motion and it passed with six votes and one abstention from Steve Kirkpatrick.

Sue said she needs input for LakeLife by August 8th.

Clubhouse: May reminded the board that our Dolphin needs to be replaced. This is the machine that cleans the pool. They checked into having it repaired but it wasn't worth the cost of having it shipped. May made a **MOTION: to purchase a pool dolphin to replace the one we have that is no longer working. The cost is \$1824 plus tax, shipping is free.** Carl seconded the motion. There was some discussion on the age of the machine and the necessity of it. Cameron called for a vote and the motion passed unanimously.

May then said that her committee has been trying to make updates to the clubhouse with the limited budget they have. She found a foyer light that cost \$46.26 and she already checked the ceiling texture to be sure the light would work on the ceiling. May made a **MOTION: to install a new foyer light purchased with clubhouse discretionary funds for \$46.26.** Brian seconded the motion. The board asked May to take it out of the box so they could see it. The motion carried with five yes votes, one no vote (Joe Roberts) and one abstention (Steve Brooks). Steve Kirkpatrick suggested that we also change out the outlet covers and light switch plates to get away from the shiny brass look.

Dottie made many phone calls for bids to repave and stripe the parking lot. May said she knows the board likes three bids but we were only able to get two; one from Reed and one from Y & S Asphalt. Reed's bid is \$14,544 and the Y & S bid is \$10,400. She reminded the Board that when we had Edgewater Drive paved, Reed was going to pave the parking lot for \$6000 and the Board thought it was too expensive at the time. There is only \$10,000 budgeted for this project. Cameron asked if we have seen any of Y & S's work around the community. There was some discussion regarding the bids and what each company would do. Y & S has a two year warranty on their work and Reed has not mentioned a warranty for their work. Cameron said he would like a reference from Y & S. We've seen Reed's work around but it would be helpful to see a recent job by Y & S. **May will contact Y & S for a reference and come back to the Board with that information.**

May informed the Board that Joe and Mike discovered a clog in the pipe that runs along the front of the clubhouse. This is the pipe that was installed last year to keep water out of the exercise room. Mike hasn't had time to work on this yet. May said she could call a plumber to come out and unclog it. Joe said there are three ninety degree turns and he isn't sure that a plumber could make those turns. **May said she would call a plumber to see if they could take care of the clog.** She would also like to install gutter guards on the gutters to keep the leaves and twigs out of the drain. This is something Mike can take care of in house.

Flohr Coatings will have to come out again because the pool deck has started peeling. May called them and he said he would definitely be back to fix it, but we need to wait until the pool closes to take care of this. **Cameron asked May to get some pictures of the deck for our records.**

May said that Mike is moving forward with the removal of the molded sheetrock in the garage. Also, a tree fell on the tennis court fence during a storm and damaged it; Mike is working on repairing it.

May has bids for the new flooring in the clubhouse. However, she is going to hold off on this because of all the big things going on right now.

Updates: There were some new weights purchased for the weight room. Also, one of the machines had to have the cables replaced. Tennis camp and water aerobics are both going on. However, we were not able to have swim lessons this year. Cody is leaving at the end of week for college and if Mike has big projects coming up, we can use some of the temporary helpers.

Mike is going to build a large storage area by the garbage cans in the fall. Sue recommended that before he builds it, the plan should go through the ARC Committee for approval. May thought that was a good idea. She said we had a resident complain that our driveway clutter is terrible so Terry had planned to build a lattice area to store some things out of sight.

Covenants: Steve reported 825 observations of covenant violations for the first six months of the year. 433 first notices were sent and 63 second notices. 418 issues have been resolved. There were 34 third/fourth notices sent, 18 were resolved/paid/self help and 16 are still being processed through the board.

Steve made a **MOTION: to adopt all draft revisions to the Architectural Standards and Homeowner Use Restrictions with an effective date of August 1, 2011.** May seconded the motion and it passed with six yes votes and one no vote (Steve K.). (Revisions are attached to these minutes in the office.) May thanked Steve B. for the time and effort put into these revisions.

Karen Voelker asked about covenants regarding shrubs hanging over the sidewalk. She was informed that there has always been a covenant against that but we have to give the residents their due process before we can proceed with self help or fines. This process takes a little longer than some residents would like, but we have to follow it.

Architectural Review: Steve K. thanked everyone for covering while he was out taking care of the tornado issues for work. The only issue is that the gazebo issue for the one resident was kicked back to them and they were asked to move it or come back with a better plan.

Budget and Finance: There are some line items that are over budget so Joe changed the budget to reflect those changes. There is also a CD that is maturing this month and the board needs to make a decision on whether or not to reinvest into another CD. Joe said he would do some research and send a recommendation to the board via email.

Community Affairs: Brian said the pool party went well. We sold around 76 meal tickets and we guaranteed the caterer 100 meals. We do need a larger cooler because we have to keep borrowing them from residents. Carl made a **MOTION: to buy a cooler for activities such as pool party, Easter egg hunts, etc. not to exceed \$100.** May seconded the motion and it passed with five yes votes and two abstentions (Sue and Steve K.).

Brian said there will be a community affairs meeting on July 26th to finalize the calendar for the year.

The website is now online and Dottie has been trained and has started making updates. Brian would like to send an email to the neighborhood to make them aware that it has been updated. The web address is www.edgewatercommunity.com and there are forms that can be submitted for the bulletin board and community activities. Dottie has already received a submission from a resident that wants to post on the bulletin board. However, the guidelines have not been drawn up yet. Brian will write up a disclaimer and send it to the board for approval. We do still need pictures and write ups for some of the neighborhoods.

Security/IT: Greg was unable to attend tonight due to illness. However, he was able to get Dottie's computer back up and running after the lightning strike. He is planning to spend some more time looking at our security and IT issues.

Grounds: The Lake Shore entrance has been completed with the stone and looks great. Carl thanked Karen and Ed Voelker for their help on the recent entrance projects and for attending the Beautification Awards Ceremony. Carl went over a list of items that were completed since the last board meeting (attached at the office). He announced that John and Theresa Holly at 105 Emerald Lane won Yard of the Season.

Carl discussed some issues we are having with LawnMaster. We have had to stay on them to get things taken care of and this isn't something we have time for. Also, Dottie needs to contact LawnMaster and ask them to make sure items outside our contract are invoiced separately. There is also supposed to be a maintenance plan with each invoice showing the work they performed. Carl would like some feedback from the board on how we can get better responsiveness from LawnMaster. **He said he will draft a modification to the contract that says they will respond to an official email from us within five working days of an issue unless it is too big to accomplish in that timeframe. He will send it to the board for prior approval.** Cameron said he would be willing to meet with the President at LawnMaster and Carl. Carl said he already met with him. Cameron suggested for starters we can keep a log. Carl has already told Dottie not to call in with issues anymore. She is to always send emails so there is a paper trail. We will revisit the issue at the September meeting to see if things have improved.

Carl then went over project statuses (attached). Morland Shores entrance, pergola, island on West end of Edgewater Drive and sprinkler system are all complete. We need volunteers to lead entrance work and the board needs to make a decision on whether to proceed with the stone at the entrances. Joe had initially volunteered to contact some masons to see if we want to use professionals to finish this project and what the cost would be, but then he rescinded the offer due because of his time restraints.

The Grounds Committee would like to send out emails regarding tips to the residents on how to improve the visibility of the community. Dottie was a little concerned by this because some residents will stop reading our emails if they are receiving too many. Brian suggested putting this on the website and Carl said he is willing to try it this way. Cameron suggested in the beginning we send out emails telling the residents that there are new and exciting items listed on the website. We could do this until residents become accustomed to going to the website for their information.

Carl informed the board that there is a sod farm in Limestone County that will sell us sod for about half the price we have been paying. The only stipulation is that we have to have a trailer to pick it up. Cameron said he has a half ton utility trailer that he shares with two other guys. He would need a heads up when they want to use it so he can go pick it up.

Carl asked who would take care of the pagoda/gazebo at the lake. He was unsure if it would be grounds or lake. It was determined to be grounds. He said one of the floor joists has given way and the floor sinks down in that area. He said he thinks it can be repaired in house. He will ask Mike to take a look at it and tape it off so that no one gets hurt. There is also a light switch that needs to be replaced because it is exposed.

Repairs to the front entrance from the car accident have not been completed yet. David from LawnMaster contacted Carl to give him some ideas about what to plant there. Carl asked if this had been discussed before and Dottie told him that we received a quote from LawnMaster which was turned in to the insurance company. The insurance company gave us that exact amount to do the repairs. Dottie will email that quote to Carl so he can review it.

Carl wanted to know if we would have a representative from Edgewater attending the Planning Meeting for the Reserve. Cameron explained what the meeting was for and didn't really think it was necessary for us to be there.

Lake Management: Joe and his team cut some boards for North Alabama Lawncare to drive into the ground at the lake. They will then fill in with some dirt and plant some Bermuda grass. They will do this work for no more \$1000 and we will supply all materials.

Cameron asked Dottie to post the fish survey and the annual survey to the website. We do not need to add anymore fish to the lake at this time.

Unfinished Old Business: The only item of unfinished business is guidelines for contacting the lawyer. We really don't need to address this at the moment, but it will need to be revised at some point.

New Business: None

Next scheduled board meeting September 19, 2011.

Cameron adjourned the meeting at 8:30pm and the Board went into Executive Session.

[For further details, if a cassette recording has been made of a meeting, it will be available for review in the office for 90 days following the date of the Board Meeting. Copies of all email motions and discussions as well as any other documents are available at the office.]

Respectfully submitted,

Sue Chatham
EOA Secretary