

**Edgewater Owners Association  
Board Meeting Minutes  
September 19, 2011**

The Board of Directors of the Edgewater Owners Association met at 6:00 PM on Monday, September 19, 2011 at 111 Edgewater Drive, in the City of Madison, and State of Alabama.

**Directors in attendance:** Cameron Handyside (2011 President), Stephen Brooks, Greg Morgavi, Joe Roberts, May Hudson, Sue Chatham and Carl Blair.

**Others in attendance:** Dottie Bash, Office Manager, Les and Vickie Sloup of Remington Place, Gareth Bryant of Heritage Woods, Harold and Jean Pigg of Lost Tree Pointe, Rick Wright, Phil and Judy Lindsey of Fox Bend, Debra Fulmore of Compass Pointe and Greg Oden of Carriage Hill.

**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.

Cameron asked for comments from the audience. Greg Oden addressed the board regarding a covenants letter. After explanation from Greg, Cameron asked that the ARC Committee review the new information and make a decision based on that.

Les & Vickie Sloup brought up the issue of the foreclosed home in Remington. The property has looked bad for two years and is an embarrassment to Edgewater and is bringing the property values down on the surrounding homes. Some of the homes in the neighborhood have sold for much less than the value because of this home. Cameron said that we have been hesitant to go onto this property because we have not been able to contact the owners or establish ownership. However, he feels that at this point we just need to take care of the property regardless of whether we lose money in the process. Les wanted to know if they would be kept up to date on what is happening and Cameron informed him that he would see the progress. It is not customary to tell neighbors what is happening with someone else's property.

Jean Pigg wanted to know if there was any information on the prox card system. She was told that we would discuss that tonight.

Cameron went on to remind everyone that we still had a vacant seat on the board. Phil Lindsey is only person who has stepped forward to take that position. It has been open for a couple of months. Sue made a **MOTION: that Phil Lindsey replace Steve Kirkpatrick and complete his term on the board.** Steve B. seconded the motion and it passed unanimously. Cameron told Phil that he would get with him after the meeting and explain what the ARC Committee does.

Cameron received an email from Joyce Bryant about doing the CASA drive this year. She needs to know if the board is ok with her doing this. The board was in agreement that we should be a drop off again this year. **Dottie will contact Joyce tomorrow to inform her.**

**Community Affairs:** Brian could not attend the meeting; however Rick Wright gave a run down on the 5K Run scheduled for October 22<sup>nd</sup>. Cameron wanted to know how much advertising had been done so far. He was informed that Edgewater, Mountain Brook, The Reserve, Bell Towers and all the surrounding apartment complexes have been given notice. Approximately, October 3<sup>rd</sup> Brian will determine if we have enough interest to fund the event. Carl suggested opening the event up to the local running club. Rick is aware of this and wanted to make sure the board was ok with him doing so before he proceeded. The runner limit is capped at 200 participants because of the narrow bridge around the lake. Cameron asked Rick to get with Brian before we open it to the public. May suggested we go ahead and open it now. The other board members agreed and said the neighborhood should have signed up by this point and that we do not want to be out of pocket for these expenses. The board will support whatever Brian and Rick determine is necessary.

Brian sent an email for a planning meeting to take place on Thursday night and the fall yard sale is scheduled for October 3<sup>rd</sup>. May wanted to know if residents could use the parking lot at the clubhouse to set up again this year. **Dottie will check the calendar to be sure there are no conflicts.**

**Office Manager Report:** Dottie gave an update on the lightning strike and grounding situation. There were many electricians who came out but only one got on his hands and knees and crawled under the deck to find our ground. The utilities are grounded, however Knology is not. Dottie called Knology and asked them to come out and ground their equipment properly. Dottie showed them where to ground and they still did not ground it where they were asked to. She called them back again and they told her that the technician confirmed that it is grounded properly. Dottie informed Knology that she would verify with the electrician whether it is grounded properly. The electrician said he couldn't confirm that it was a ground because it was under the concrete. He suggested that we contact our lawyer if we want to press the issue. He doesn't think we can hold Knology accountable if there is another lightning strike unless we have some sort of legal documentation. May said we need to call Knology back and demand they come out and ground where we ask them to because we have had too many lightning strikes. Carl reminded them that a phone call does no good without a letter or something backing it up. Cameron said him and Dottie would get together on this.

Dottie went on to discuss other expenses from the lightning strike. Two pan/tilt/zoom cameras had to be replaced as well as the DVR. Jason was nice enough to upgrade our cameras (at no extra charge). The new cameras have built in heaters so they will not freeze this winter the way they did last year. He also gave us an upgraded DVR at no additional cost. The prox system is on order and scheduled to arrive on Thursday. However, the old computer is not compatible with the software on this system. Greg will discuss this further. It will take approximately one week after the system arrives for him to install everything.

The second insurance claim was for wind damage. Dottie made a list of the damaged items and passed them out. The items damaged were: sidewalk, tennis court wind screen, four pool umbrellas, two patio tables, two umbrella bases and the pool deck where the tables were pulled out. Carl said he thought the insurance company should pay a loaded rate for Mike's time as well as the other boys' time that helped him. The loaded rate should include some overhead costs such as workman's compensation and payroll taxes. Cameron said we want to make sure we stay in line with corporate practices and Carl said that is what a company would do if it were in the same situation. Dottie asked if there was any action needed on her part. All the paperwork has already been sent in to the insurance company. Carl said he would

get with Dottie and they would possibly resubmit the time card portion of the claim. Cameron asked Joe if he could come up with some sort of total labor cost per hour. Joe said he thought it would be pretty low since there is no health insurance or benefits.

Dottie was given the go ahead to begin cleaning up resident files. She has only gotten through the first drawer and part of the second drawer. It is a very time consuming project that will take a while to complete. During this process the office shredder stopped working properly so Cameron told her to purchase a new one not to exceed \$300. So she purchased a \$509 shredder for \$265.

Last item on the Office Manager Report was the election schedule. Dottie has put all of that information on the community website calendar. There are 5 members rolling off the board this year and we will need a chairperson for an election committee. Dottie reminded everyone that she will be on vacation from the October 6<sup>th</sup> through October 11<sup>th</sup> and if they need things done for the election then they should get with her soon. May reminded the board that the secretary typically heads the election committee. Since Sue is not running again, she will chair the committee.

**Secretary:** May made a **MOTION: to approve the July minutes as written.** Steve seconded the motion. Carl brought up a portion of the motions that states Joe volunteered to get bids on the stone project when it should say he declined due to time restraints. Dottie made a note to change that in the minutes. May made a **MOTION: to approve the modified July minutes.** Steve seconded the motion and there was no further discussion. The motion passed with six yes votes and one abstention from Phil Lindsey.

**Clubhouse:** May called the City of Madison for a reference regarding Y & S Paving. They highly recommended them. May made a **MOTION: to employ Y&S Paving to resurface and stripe the parking lot not to exceed \$11,000.** Joe seconded the motion. There was some discussion regarding how Y&S would do this. Cameron called for a vote and the motion passed unanimously.

May thanked Debbie and Scott Fulmore for donating their recumbent bike to the EOA exercise room. She also thanked Joe for his work on the baby pool. He is still working with Burleson Pools but he is waiting for them to contact him. If they do not, then he will contact another company. This needs to be fixed before winter.

May will also contact Flohr Coatings about the pool deck. Joe said that we need to get firm with this company. He said they need to do this job correctly and it should be covered under the warranty. May said that her and Joe will talk with him together.

There may still be a water problem in the exercise room. Mike put gutter guards on the building and Joe cleaned out the drain. There is no further action at this time.

May received an email from Madison Academy. They would like to use the tennis courts again this year for a few matches. May made a **MOTION: to allow Madison Academy to use the tennis courts for the 2012 tennis season.** Greg seconded the motion and there was some discussion about how things went the previous year which was all positive. There were no complaints from residents who were unable to use the courts and the courts were left in good condition and they installed scorecards for our residents to use. Also, days and times were discussed. Carl said he would like to see a release of

liability from the school. **May amended her MOTION to include a release of liability from Madison Academy.** Carl seconded the amendment and it passed with six yes votes and one no vote (Joe).

Carl requested that May have an engineer or someone come out and look at the main deck. Apparently, the same thing that happened at the pagoda is happening on the deck. The joists are falling away from the nailers. Mike might be able to do something temporarily. **May will have Mike and Joe look at it as soon as possible.**

**Covenants:** Steve presented a spreadsheet showing observations and notices sent, year to date. Most residents are respecting the covenants. Steve asked if we have jurisdiction over the Landing Apartments and if they are to abide by our covenants and the answer was yes. There are a lot of fences in the neighborhood that need either repair or paint. Another item that is causing some problems is the visibility of propane tanks. This has not been enforced before but is a covenants violation. This can be resolved by planting some bushes or putting up a lattice. The covenants committee is being patient with larger home maintenance items. Residents just need to keep the EOA informed of their plans. Overall, the neighborhood is looking much better and violation letters are way down.

**Architectural Review: Cameron asked Phil to take a look at the request for a new mailbox on Lake Shore as his first task.** The resident wants to install a nice, new mailbox but there is some confusion on what she can replace it with. Dottie reminded the board that Lake Shore is not required, under covenants, to have brick enclosed mailboxes. Cameron said they have some time to make a decision. Phil will look into it.

**Budget and Finance:** There are some line items that are over budget so Joe altered the budget to reflect those changes. There was some discussion on the items that were changed.

Joe reminded the board that all chairs need to review the budget and make plans for next year. There is a budget work meeting on November 15<sup>th</sup> where they will review and make changes to the budget. That budget will then be presented to the board for a vote at the next BOD meeting. Cameron asked that Joe and Dottie figure out which homes are in foreclosure and remove the income from their dues from the budget.

**Security/IT:** Greg has looked into some of the hosting websites to see if we could have our email hosted so that Dottie doesn't have to send four separate emails each time she sends out a community wide announcement. At this time, he has not been able to find one that will accomplish what we need. **He is going to go back to Knology and see if they can host and allow us to send out email to our full distribution list.**

Greg then made a **MOTION: to replace the CPU tower in the back office with a new one, not to exceed \$300.** Carl seconded the motion and there was a brief discussion about software needed. There is no additional software needed. Sue wanted to know if we did any type of back up. Greg said we would discuss that in executive session. Cameron called for a vote and it passed unanimously.

**Grounds:** Carl reviewed recent activities to include: pagoda deck repaired, sod on south side of pool, Edgewater Drive main entrance sprinklers repaired, down trees by tennis courts removed, neighborhood

project begun for Fox Island, estimates received for sidewalk repair and tree removal and there is a continued coordination with Alabama LawnMaster regarding responsibilities. ALM is to be notified via email only of shortfalls and they are to notify the office of any work being done outside the scope of monthly maintenance.

**Carl informed the board that there would be a proposal in place by November regarding the Fox Island trees.** At this time it looks like some trees will be removed now and then the rest at a later time. Cameron wanted to know if the neighbors would be willing to water. Carl said that would all be worked out.

The pergola upgrade has been completed thanks to Debbie. The dedication is scheduled for 10/15/11 at 10:00am.

The subdivision entrance work now has a lead. Kay Davis volunteered to do this.

Carl is going to look into having the ground cover by the tennis courts expanded.

Cameron wanted to know if we plan to move forward with the entrance lighting project. At this time it doesn't look like we will. We no longer have a lead for the project and there doesn't seem to be much interest.

Carl discussed Alabama LawnMaster's billing, plans and worksheets. This has not been resolved yet.

Carl sent an email to the grounds committee regarding the front triangle and whether we should proceed with the ALM proposal. Everyone thought it looked fine but it does need to be pruned. **Dottie will cancel the proposal.**

The irrigation line at the playground has been repaired numerous times. Carl said to be sure we do not pay for this work because it should be under warranty.

Carl said the yard tip on the website did work. There was improvement on Heritage Lane after this posted.

Carl has talked with Linda Harris about a new proposal to recognize the homes that back up to the major streets. He would like to do something similar to the Yard of the Season and let them have a special category.

Carl would also like to get a "Preferred Provider" for tree service. He would like to get set prices and call that person each time we have a tree or stump issue.

Carl would like to get chain on the fence along the berm on Zierdt Road instead of the rope. **Cameron will ask Mike to go out and take some measurements to see how much we will need.**

Joe asked if someone could go out and trim the plants away from the lights at the front entrance. The light is being blocked by the plants and causing the Edgewater sign not to be illuminated. Also, there is a leak by Heritage and Dottie said she has already contacted the utility company and it doesn't belong to

us or the utility company. The grass has also grown back into the bed at the entrance of Lake Pointe Circle. Carl said that anyone with an issue like that needs to send Dottie an email so that she can forward it on to ALM. Every resident has a right to complain about ALM services and there is no need to go through Carl.

**Lake Management:** Joe and his team did a great job on the seawall work.

May said there is a tremendous amount of debris in the cove of the lake. She wanted to know if there was any way we could hire that out because it has become a job too big for Glen to handle by himself. Glen did say he would help with it again. **Cameron said that is something that really needs to be handled by the end of the year.**

Joe has asked NALC to give a bid for filling in between the sidewalk and seawall. There is about a six inch drop and they will fill in and sod. When he receives that, he will send it via email.

**Unfinished Old Business:** The only unfinished item was a suggestion from a resident to put a fence around the baby pool. No one had any interest in doing this; therefore it has been crossed off the list.

**New Business:** Town Hall meeting is scheduled for 10/10/11. There will be three board members out as well as Dottie. Cameron asked if we could push it back a week and everyone was in agreement with that. He would like this one advertised really well so as to have a great turnout.

Budget Work Session is scheduled for 11/15/11.

Next scheduled board meeting 11/25/11.

Cameron adjourned the meeting at 7:50pm 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