

**Edgewater Owners Association
Board Meeting Minutes
May 23, 2011**

The Board of Directors of the Edgewater Owners Association met at 6:00 PM on Monday, May 23, 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 and Carl Blair.

Others in attendance: Dottie Bash, Office Manager, Gareth Bryant of Heritage Woods, Brad Cartwright and Debbie Fulmore of Compass Pointe, Gary Kinney and Virginia Wiggins of Lake Shore.

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.

Gary Kinney addressed the board regarding the seawall next to his house. It is eroding very badly and he thinks it is very dangerous. Also, he has paying to upkeep the common area property close to his home. He would like for someone to take a look at having it repaired. He would be happy to meet with someone from the board to take a look at it. Cameron did say Joe is looking at a repair on the Sunlake side of the lake and they may be able to do the same thing by Gary's property. Cameron said we may be able to talk with Miller and Miller again regarding this issue. The other issue Gary addressed was the safety of little kids at the swimming pool. He believes we have a liability at the swimming pool because the baby pool is not enclosed by a small fence. He said a little one could very quickly run from the baby pool and jump in the big pool before a parent has the chance the react. He thinks the board should really take a look at this. **May said she would discuss this with the committee.**

Brad Cartwright was the next resident to address the board. He has been talking with the utility company and doing some research on having natural gas lines put in Edgewater. 144 people responded to the survey that was sent out by the office. 67 people out of the 144 had no interest, 77 of the 144 were interested. This is a 53/47% split. The average the residents were willing to pay was \$678. He took the data to Huntsville Utilities. He learned that the utility company isn't in the sales business. They do not go to neighborhoods trying to get natural gas installed. He was also informed that Huntsville Utilities has had several conversations with persons from Edgewater and nothing has ever come from it. It was confirmed that Nature's Way does have natural gas but there is no natural gas along Zierdt Road. The supplier for the City of Madison is North Alabama Gas. They do not have any lines south of 565 which means we would be serviced by Huntsville Utilities. There would have to be a trunk line laid from Nature's Way all the way down Edgewater Drive and would tee off at each neighborhood. For 7200 feet of trunk line, the price would be approximately \$100,000. There would be a sign up bonus for each person who hooks up to the trunk line of \$930 per hook up. Brad's final question was "Do we stop here?" He did say he could speak with the gentleman from Huntsville Utilities and see if he can get him to come out and do a small presentation to the community regarding cost analysis. Cameron said he thought this would be a good idea and **we should set a date for the next town hall and have the guy come out at that time to present to the community.**

Jennie Wiggins addressed the board regarding communications from the board. She also suggested that we use bulk mail from the post office. Cameron informed her know that we are trying to save money by not sending out as many mailings. It cost the neighborhood over \$300 to send out one mailing.

Cameron went on to discuss the loss of Patti Kolek as the Grounds Chair and informed everyone that Carl Blair has graciously volunteered to fill the remainder of Patti's term on the board. May made a **MOTION: that Carl Blair be appointed to fill the remaining term of seven months for Patti Kolek.** Brian seconded the motion and it passed unanimously. Carl accepted the appointment.

Grounds: Carl presented a proposal for an upgrade to some of the entrance signs. He showed some of the entrance signs that looked good and then some that looked more commercial. He suggested adding some stone to these particular tombstones. By placing stone around the pedestals it will completely change the appearance. He would like to start with the west entrance of Lake Shore and do it as an example. If everyone likes it, then we can do the same thing to the others that need it. He described the process and volunteered to tackle the first tombstone with the help of Eric Stewart. To do the first tombstone it would cost approximately \$80. Cameron suggested that Carl get with the Grounds Committee and discuss this proposal then come forward with a motion. (Presentation attached with hard copy of minutes).

Office Manager Report: Dottie sent out an email informing the neighborhood that they could receive the directory via email in an effort to go green and the response was fantastic. The majority of residents preferred to have the directory emailed. Only a few wanted hard copies. This will save the EOA a lot of money in printing costs each year.

One of the residents has been contacting the office and Cameron regarding the foxes and coyotes in the neighborhood. Cameron has agreed with her that we could send out an email stating that your pets must be under your control at all times. Edgewater is situated on wildlife conservation. He will give Dottie something to send out. Steve Brooks suggested that we put a note in the LakeLife instead. Cameron agreed that might be better.

Dottie has been trying to contact Huntsville Utilities for confirmation on her request for a lightning resistor for the clubhouse. They are not answering their phones most likely because they are still backed up. She will try back next month.

Dottie received an email from a resident regarding guests at the pool. Apparently, the weekend that the pool opened someone had a party at the pool with decorations along the fence and several invited guests. This crowded out other residents and there is a rule stating how many guests are allowed. The resident requested we sent out a notice to the neighborhood reminding them of the limits at the pool. Some on the board believed that it could possibly be the family that had a party at the lake. May asked Dottie to call and check to see if it was them. Cameron asked Dottie to respond to the resident. She will not send an email to the community because it is not a continual problem.

Secretary: Cameron decided that we would wait on the approval of the March board minutes until Sue comes back.

Clubhouse: May informed the board that she made \$82 at the garage sale for the clubhouse. She then mentioned that Debbie (with permission from the board) comes in to check the clubhouse after parties. She also does some of the cleanup when needed to save the EOA money. May asked Dottie if there was a way to track the amount of money that is kept from these parties due to lack of cleanup and the amount that is returned to the resident or paid to cleaners and the answer was yes. May would like to know if she can continue to track this money and use it for clubhouse upgrades at some point. Cameron clarified that she wanted to earmark the money for the clubhouse and she said that was correct. There was some discussion regarding the issue. Cameron suggested that she should go ahead and continue to track that money. That doesn't necessarily mean that she is guaranteed to have that money for upgrades but it could work in her favor.

May met with her committee and some of the things they would like to do are: replace the foyer light and replace the floor in the bar, kitchen and foyer. She would also like to remove the bar. Some of the board members were not keen on the idea of removing the bar. However, it was suggested that a makeover of the bar certainly wouldn't hurt or replace the current bar with another, more up to date bar. Cameron suggested May come back to the board with some numbers and a proposal.

May then asked if anyone would have a problem with Mike removing the kitchen door and the door to the bar. They are never used and they are in the way. The board was fine with that. She said they would be stored downstairs so if they need to be reinstalled they can be.

In the garage there is a closet with a lot of mold. May suggests we turn it over to the insurance company. We do have a \$2000 deductible. Mike has said he could dismantle that closet with board approval. May would like to leave the door off the closet once it is fixed to avoid the same thing happening again. Dottie will call the insurance company to see if it is covered and if they will send someone out. The board was ok with Mike pulling out all the sheet rock and leaving the door off. They decided to reassess after that.

May gave Joe a big thank you for taking care of the leak in the baby pool and also for getting the pool ready for opening day. We did hire Cody back for the summer. The pool deck has been resurfaced. We will have to have it done one more time with this company as per our warranty.

May informed the board that she had Mike purchase two fans to replace the fans that broke in the exercise room. Also, the nautilus machine has to be repaired. Lincoln King will meet with Debbie in the morning to see what parts need to be ordered.

May brought up the water leak in the exercise room. She has someone giving her a bid to have a concrete culvert placed in front of the clubhouse. The concrete will come up to the wall and move the water out to the drain. When she has the bid she will bring it to the board.

May's final item for discussion was the last piece of carpet in the weight room. It got soaked the last time we had a big rain and she wants to pull that carpet up and replace it with the rubber flooring that we have throughout the rest of the weight room.

Covenants: Steve Brooks covered the current fining process and asked if we want to keep it the way it is. He suggested that in some instances he thought we should be able to do away with the first two

letters. Virginia Wiggins (resident) asked if the board has the authority to even fine anyone. Cameron informed her that according to covenants and by-laws the board not only has authority to fine, but also to take legal action and place a lien on a home. Joe commented that he thought it is ok to send a first letter and if no action is taken by the resident then a fine is issued. Steve questioned the significance of the fining process because we place the same amount of importance on a garbage can as we do a dog jumping on a child. He thinks we should speed up a fine in certain instances. Cameron disagreed with speeding up due process but thought it would be ok to charge different fines depending on the severity of the issue. May asked who would make the decisions on the severity and that a fine should just be a fine regardless of the circumstance. Carl pointed out that a fine is implemented because a covenant is not followed. It doesn't matter the severity of what has happened, we are only fining for that particular covenant. Joe pointed out that it shouldn't matter what covenant is being violated. The act of ignoring the covenants is the reason for the fine. May made a **MOTION: to increase covenant use and restriction fine from \$50 to \$100.** Brian seconded the motion and more discussion took place. A vote took place and the motion passed with three yes votes (May, Brian, Joe), one no vote (Steve B.) and one abstention (Carl).

Steve then made a **MOTION: to set a second fining notice at \$100. After ten days if the situation is not abated a \$5/day fine will be added to the first two fines. There will be no limit set on how high the fine will go. It will be billed at the end of the year with annual dues.** Brian seconded the motion and some discussion took place. Joe amended the **MOTION: to change the daily fine from \$5/day to \$10/day.** May seconded the amendment and there was a little more discussion. The amendment was voted on first and failed with two yes (May, Joe) votes and three no (Brian, Steve, Carl) votes. The original motion was then voted on and passed unanimously.

Steve will put together a delicate email to send out to the community with all of the details discussed at tonight's meeting.

Architectural Review: Steve K. was unable to attend. Nothing to report.

Budget and Finance: Joe said the budget numbers have not changed. Nothing is out of line and there are no issues. Nothing concerning at this time.

Community Affairs: Brian wants to be very upfront with residents about purchasing tickets for the pool party prior to the party. Last year we cut it very close. If we do not have at least fifty tickets sold on week prior to the party then he will cancel the caterer. We will send out numerous reminders. Pool party is scheduled for 6/25. The caterer and band are both book and we have the ice cream cart reserved so all that is left is to sell tickets.

The website is waiting to hear back on when Rhaya can train Dottie. We are ready to have it turned over however; there are still some things we need to add. Dottie can add these things after the website is turned over.

There is an interest in reinstating the community run. Brian wants to make sure there is no one opposed to the run because he has someone spending a lot of time putting it together. Everyone was ok with the run.

Grounds: Carl briefly went over the four major projects that are in the work and asked if there were any others that he needs to be aware of. There were no others at this time. Joe described the issue we are currently having with the irrigation system. Cameron asked Dottie to send Patti an email and copy Carl and let her know that Carl is filling her position now so that she will know who he is.

Lake Management: Cameron said the fish survey was completed as well as a water quality test. The lake is fine but people need to keep the fish they catch. The fish population will outgrow the lake if we don't start catching more fish. We will have the official results when they mail us the bill.

Joe discussed the repairs that need to be done to the seawall. He has contacted three companies and so far only one company has responded with a bid. Everyone seems to be very busy since the storms. Joe said they would do much of the work with volunteer labor. He will head up the team. Cameron is concerned with us not receiving enough volunteers and thinks we may need to hire a contractor. Joe said he thinks that with Cody and Mike's help he can achieve this job in about 6 hours. Cameron suggests that maybe we do one section to see how hard the job will be and then make a determination on whether to hire a contractor.

The other issue with the lake is cleaning the debris out of the lake. Glen Diehl cannot do this job anymore by himself. Cameron suggested we have Cody help Glen with this. Cameron will talk with Mike about Cody's availability. If Cody could help Glen once every couple of weeks that would be great. If we need to hire some of the other summer helpers then we will.

Unfinished Old Business: None

New Business: None

Next scheduled board meeting July 11, 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