

**Edgewater Owners Association  
Board Meeting Minutes  
June 7, 2010**

The Board of Directors of the Edgewater Owners Association met at 6:00 PM on Monday, June 7, 2010 at 111 Edgewater Drive, in the City of Madison, and State of Alabama.

**Directors in attendance:** Cameron Handyside (2010 President), Vickie Sloup, Joe Roberts, Brian Goodwin, Sue Chatham, Patti Kolek, May Hudson and Debbie Fulmore.

**Others in attendance:** Dottie Bash, Office Manager, Penny Hastings of Compass Pointe, Veronica and Darrel Caldwell of Fox Bend (came in later).

**Opening Remarks:** The Edgewater Owners Association Board meeting was called to order by 2010 President, Cameron Handyside at 6:15 PM. He welcomed Penny and asked her if she had any comments for the Board and she did not.

**Office Manager Report:** Dottie wanted to know about religious organizations going door to door. A gentleman had come into the office to inform her of his presence in the neighborhood and said he wasn't soliciting. The Board agreed that a religious organization is the same thing as soliciting and it is not allowed. Residents do not want to be bothered by anyone while in their homes.

Dottie also notified the Board that next year we need to have more than 150 directories printed. We should order approximately 300 next year. We still want to push to have the directory online rather than printing so many.

**Secretary:** May made a **MOTION: Approve April minutes as written.** Debbie seconded the motion and it was opened for discussion. Joe suggested that we add somewhere on future minutes "please see attachments for motions made via email". The Board agreed with this suggestion. The motion passed unanimously.

May was informed by a realtor that he hates to bring people into Edgewater to sign papers because our parking lot is so awful. She knows we don't have the money for resurfacing but, the striping on the pavement is gone and she would like for us to have it striped. Debbie has gotten bids on having the parking lot resurfaced and we were nowhere close on the budget to what it would cost to have this done. ***Cam asked May to go to the Clubhouse Committee with this. May will get the quotes. Joe said to look at our priorities and see if we can get it resurfaced. May will look at the quotes Debbie has and compare the cost of striping to the cost of resurfacing and we can look at it again.*** Vickie said they just had the parking lot where she works resurfaced and striped and it was less than \$9000. ***She said she would find out who did that parking lot. She will email that info to May.***

May then talked about the covenants tours. She said her and Beverly (from Hughes) did some April tours and were basically looking at lawns. So, a lot of letters were sent out on lawns. May 1<sup>st</sup> was the first tour of full covenants. It was determined that Beverly would do half of the neighborhood one week and the other half the next week. We have only had 7-10 residents complain about the letters that were

sent (around 300). Most complaints are coming from garbage cans and hoses being in sight. This is something that has never been enforced but, it is a violation of the covenants.

The Covenants Committee has invited about six new people to join the committee for some Blue Book revisions. The committee would like to revise the section of the Blue Book that discusses exterior decoration because it is very vague and very restrictive. They are getting very close to bringing the revision to the Board for approval. The committee would also like to approve hose containers (not hose reels) that people can leave in the back part of their driveway.

There are eight households that are ready for covenants fines. May suggests that we not fine people right away because the more complete enforcement is, in some cases, causing anger. ***She wants to call these people and find out what the problem is.*** She said the majority of the people who have received letters have corrected the issue so we are making headway.

At this point the Caldwells entered the meeting. Cameron said that the first letter needs to be toned down. The letter is a bit harsh and threatening and the first letter should just be a friendly reminder. ***May will look at the letter again and will revise as necessary.***

Cameron allowed the Caldwells to address the Board. They were unhappy about the letter they received regarding their garbage can. They have only received one letter. Mr. Caldwell wanted to know how many violation letters have been sent out. May said on average around 45 letters per week are sent out. Cameron noted that one of the primary concerns of the neighborhood, based on our annual surveys, is stricter covenant enforcement. Much discussion took place on this topic. In the end, Mr. Caldwell requested that we cancel our contract with Hughes Properties and he requested a copy of all documents pertaining to the meetings and contracts with Hughes. ***Dottie will get these documents together and give to Cameron. Cameron suggested that the Caldwells get involved in the Covenant Committee. Mrs. Caldwell said that she would and gave May her e-mail address in order to be notified of meetings.***

**Architectural Review:** Vickie said there wasn't much going on with ARC. The one thing they are looking at is fences. There was a request for a composite fence and it was approved. When the Blue Book was created there was no such thing as composite fences. Therefore, a revision of the Blue Book may be necessary.

**Budget and Finance:** Joe went over the budget and noted that we have a CD that will mature on July 20<sup>th</sup>. ***He will get with the bank and see what can be done with the length and interest rates. He will then make a recommendation via email to renew the CD.*** Joe recommended some adjustments be made to the budget so it will show a real number for our bottom line. Much discussion took place on making changes to the budget. We are under budget on the majority of items and are where we need to be on Repair & Maintenance.

**Community Affairs:** The pool party is scheduled for Saturday. We have only sold 24 tickets so far. We have guaranteed the caterer 100 meals. Brian said he isn't sure at what rate we sold tickets last year but there were 90 tickets sold and that is what he based the number on for this year. Brian fears we may lose money if we don't sell more tickets. Joe wanted to know what we could do to stir up interest for the pool party. We have already put out the banner and sent out emails. Joe suggested we tie some balloons

to the banner to draw more attention to it. Dottie asked if we charge more for people waiting until the day of the party to purchase tickets and the Board said no, the price is the same. It was suggested that next year we just do the band and have people bring their own meals or we pick it up from somewhere and it becomes self serve with no caterer. It was determined that if there is a lot of leftover food, we would donate it to the Downtown Rescue Mission.

Brian then discussed the website. He said last meeting there was a motion tabled for the website design. He has all of the research that was done last year as well as the quotes from this year. If we wait until next year, we will need to reinvestigate the entire process. May said she believes that this website is really needed. She said we may as well shut down our current website because it is pitiful and embarrassing. She believes if we continue to put off the website, then it will never happen. Joe said we need to establish priorities. Patti asked why we can't pull some of the money from the CD that is maturing. Joe said that it can absolutely be done. Some discussion took place on this issue and it was determined that ***the Board would look at what improvements need to be made before the renewal of the CD and we can draw from the interest on the CD to make these improvements.*** Joe asked what the cost of upkeep on the website will be annually and Brian informed him that the only expenditure we will pay for is the cost of hosting a website which we currently pay for anyway. Dottie will do the updates on the website. Vickie wanted to know about the directory being public on the website. Brian said that we are working on having private settings where only residents can view certain items and public areas where someone looking to purchase a home in Edgewater can get information. More discussion then took place about the budget and where to take the money from for the website and it was decided that ***instead of taking the money from the interest on the CD, we would pull from the bottom line.*** Brian then made a **MOTION: to fund the website, not to exceed \$5000.** May seconded the motion and no further discussion took place. The motion passed unanimously.

**Grounds:** Patti Kolek briefly discussed the watering and sod on Edgewater Drive. Madison will start this week and Huntsville has already finished. At this point we are still within budget. Patti then made a **MOTION: that \$3300 be appropriated to the Grounds budget for the completion of the Lake Shore, Lost Tree Pointe, Spinnaker Ridge and Heritage Woods subdivision entrances.** May seconded the motion and discussion took place. Cameron mentioned that he thought we had an annual budget for entrance upkeep but this year it was not in budget. Joe said he thought it was in the wish list. Brian suggested we try to get a quote from a cemetery to raise the tombstones at the entrances of Lost Tree Pointe. **Patti amended her motion to \$2500. She will get quotes for the tombstones and send a motion via email.** Motion passed unanimously.

Patti then gave an update on the Pergola. She has been trying to get volunteers to paint but has had no success yet. She wants to stain it the same color as the gazebo. She will possibly use the donations to purchase the benches and there will be a sign installed to dedicate it to Bill Hastings.

The triangle at the main entrance was run into three times last year and twice so far this year. Each time this happens, the flowers have to be replanted by ColorScapes. Leigh at ColorScapes recommended a physical barrier but it would take away from the attractiveness of the flowers. Terry has said he would have the concrete pressure washed, painted and then have some reflective tape put on so that the curb will stand out.

**Lake Management:** Joe Roberts, Cameron Handyside and Glen Diehl took a walk around the lake and took pictures of items that they think need to be addressed. They will begin to prioritize and *have a Lake Committee meeting in the next two weeks.* Patti mentioned some damaged trees close to the lake and wanted to know what should be done. Cameron said if they pose a threat to the sidewalks or spillways then they need to come down.

**Security Chair:** Debbie has taken over the security hotline and wants to know what the guidelines are for sending out emails to the community. Cameron said we want the neighborhood to know when there has been an actual crime but is a bit leery of panicking everyone with suspicious activity concerns. *Cameron wants this to be done through email, not at the board meeting.* We have a new city community watch person named Clayton Jordan.

**Clubhouse:** Debbie has been able to track trespassers at the pool using the prox cards and the cameras. She has spoken with them and suspects we won't have any more trouble from them.

New prox cards have been ordered and will be a recurring expense. The minimum order for the prox cards is 200. Debbie reminded the Board that rental properties and renters get a \$15 refund if they turn in their card upon their lease expiration. Cameron was under the impression that we would give Landing residents a generic card and we would be able to reuse them. Cameron said we should be able to associate a card number with a person. *Debbie will talk to Jason and see if this is a possibility.*

One of the donated treadmills has gone down. It is a home model, not commercial. We have a total of four treadmills and all of them are used. Debbie asked the board if we should do the \$300 repair, buy a new one or do nothing at all. A new commercial treadmill cost \$4000. Cameron suggests that we spend \$300 to fix this one for now and next year we can show justification for a new commercial treadmill. May then made a **MOTION: that we spend \$300 to have the treadmill repaired.** Patti seconded the motion and it passed unanimously.

Debbie then made a **MOTION: to purchase a recumbent bike for \$300.** The bike that was donated by a resident was not a recumbent bike and was not acceptable. The bike that Debbie wants us to purchase is practically new and was purchased for \$1200 so we are getting it for a steal. May seconded the motion. Some discussion took place on the motion and it passed unanimously.

The clubhouse rental has been \$150 for many years and Debbie thinks we need to raise the cost of the rental to help cover expenses in the clubhouse. Cameron asked if we are able to cover the cost of the clubhouse and Brian pointed out that we are not if Debbie is coming in to clean carpet and windows. Cameron suggests that we research how much we make on the clubhouse each year versus what we need to spend to maintain it and come up with a plan. He wants us to be able to show justification for the rental increase. Joe suggests we look at other facilities and compare them to ours and see what they rent for. *It was determined that Debbie would come up with some numbers and do an email motion.*

Debbie informed the board that the clubhouse needed to be painted. It has not been done professionally in ten years and the ceiling has water damage. Much discussion took place as to whether we should do it now or wait until next year. Debbie then made a **MOTION: to hire Almanza Painting to paint the entire top floor of clubhouse for \$2600.00.** May seconded the motion. More discussion took place

and the bids did not include the cost of paint. Therefore, **Debbie amended her motion to \$3200 from \$2600.** Cameron called for a vote; the motion passed FOR: Joe, Debbie, May, Brian, Patti, Sue. AGAINST: Vickie.

Debbie made a **MOTION: to hire ProCourt Construction to repair tennis court cracks in the amount of \$2900.** May seconded the vote and some discussion took place on how the job would be performed. The motion passed unanimously.

Debbie met with many residents about the exercise room repair. Therefore, she has not contracted Alabama Foundation yet. She has decided that she would rather install two downspouts on the front of the clubhouse and hook them in to pvc pipes. The cost for this is \$400. Also, the runoff is causing an erosion problem on the side of the clubhouse by the driveway and she would like to have it terraced with retaining walls. More discussion took place on how terracing will fix the drainage issue. For the gutters and the terracing Debbie will need \$1700. If this works, the sheetrock in the exercise room will have to be replaced because it has become moldy. Debbie made a **MOTION: to have new downspouts installed and the ground terraced at a cost of \$1700.** May seconded the motion, no further discussion took place. The motion passed FOR: Debbie, May, Sue, Brian, Vickie, Patti. AGAINST: Joe.

**Unfinished Old Business:** Thank you cards from the Easter Egg Hunt have not been sent out yet. *Cameron asked Brian to get Dottie a list of names so she can type a thank you letter and Cam will sign them.* Debbie said she thought Brian assigned the kids to do that but he was unsure if they did. They said they would and he gave them addresses. Sally Clark did go by Monaco and thank them.

**New Business:** May wanted to know if we were going to pull money out of the CD. Debbie suggested we take \$10,000 from the CD upon renewal. Sue thought it was a good idea to use it for the website. *Cam asked Joe to rework the budget and we will discuss through email.* Show what the uncommitted funds are after it is reworked. Cameron doesn't want to pull money out without justification. Cameron suggested that if anyone has work that needs to be done that hasn't been allocated for in the budget, it needs to be brought up. If the exercise room repair and tennis courts do come in under budget then that is more money back to the bottom line.

Next scheduled board meeting will be August 9<sup>th</sup>.

Cameron adjourned the meeting at 9:40 pm 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,

May Hudson  
EOA Secretary