Firefox about:blank



## WATER'S EDGE HOMEOWNERS ASSOCIATION 2021 ANNUAL MEETING MINUTES MARCH 27, 2021 THE NEST

In attendance: Steve Moffett, President; John Teising, Vice President; Sheri Smith, Treasurer; Donna Panich, Secretary; Vince Sommers, Board Member at Large; Dave Thornbury, Property Manager; Peter Samuelson, Associate Board Member; Representatives from 16 additional residences in person (as reflected on the sign-in sheets) and Representatives from 14 additional residences by proxy (as reflected on the proxy sheets). It was determined that there was not a quorum. The meeting was called to order by the President at 9:06 AM.

- 1. INTRODUCTIONS: All in attendance in person introduced themselves.
- 2. REQUEST FOR VOLUNTEERS: The President noted that he and the Treasurer were retiring from the Board at the conclusion of the meeting. John Teising would be stepping into the role of President, Vince Sommers would be Vice President, and Peter Samuelson would be taking on the role of Treasurer. Donna Panich would continue as Secretary and Dave Grey would serve as Member at Large. The President asked that anyone who might wish to serve on the Board of Directors of the homeowners association notify a board member and explained that ordinarily new members serve as associate members for one year before becoming an officer or member at large. Individuals with finance, accounting or budgeting experience are particularly needed.
- 3. **PRESIDENTS REPORT:** The members of the Board serve the community, assessing needs continually, responding to requests, and considering suggestions. The Board works within budgetary constraints to keep up the buildings, manage the forest surrounding Waters Edge and maintain and improve the landscape within it. Everyone wants what's best for the community. The Board uses the 10 year plan as its guide.

The President summarized several key 2020 capital improvement projects. We made significant progress on the multi-year project to rebuild front deck railings to current code. The project entails moving spindles closer together so as to prevent a child from entrapping his/her head, replacing or repairing the railings and elements of the underlying structure as needed, and painting the railings and spindles. Because of unanticipated structural problems, progress fell short of goal by seven decks. Those decks have been rolled over to 2021. The Chase Replacement Project begun approximately eight years ago continued. Remaining chases will likely roll into the next major initiative: siding replacement. The Board is considering using hardy-board rather than cedar. Buildings with significant western exposure will be the first priority. Chimney cap replacement is well underway. Ellis Richardson is the vendor. He will work directly with homeowners. The Roof Replacement Project continued. Installation of gutter guards on the building in question was postponed until 2021 because of material shortages. The Board is hoping to move forward with

Firefox about:blank

gutter guards throughout the village. Roof replacement is nearing conclusion. We engaged in significant tree trimming work, and forest management will continue to be a focus.

4. TREASURER'S REPORT: The Secretary and Associate Member Samuelson presented the Report. They reviewed the process followed in developing the 2021 budget, including the decision to increase dues again. The bulk of that increase is devoted to capital projects. The significant needs for road repaving, reconstruction of the courts, and the massive siding replacements convinced the Board that an increase was needed. Some discussion was had with attendees regarding the focus of the road repaving. There was also discussion regarding treatment of driveways.

Collections are generally up to date, with only one delinquent account. This is a significant improvement over past performance.

5. **REPORT ON PSA:** The Vice President reported on the PSA, after noting the PSA annual meeting will be held April 24.

The PSA's focus is the golf course and restaurant. It retained Cohoat/O'Neal and Sahm's to operate the golf course and restaurant respectively. To help get through the problems caused by the COVID-19 shutdown Cohoat/O'Neal obtained PPE grants, pandemic grants and SBA loans. We are hoping for a vast improvement in operations this year. Golf has been an unprecedented success in March. PSA still expects a loss of about \$100,000 this year, but this forecast is down from the initial estimate: \$300,000. So progress is being made.

Slide 13 reflects completed projects and slide 14 summarizes 2021 plans. There is a new golf pro and new golf superintendent. Dead trees have been removed and lights in the parking lot replaced. Birdies has been renovated. In autumn, construction of a wooden deck looking out over the pool is planned.

The gates continue to be an issue. The PSA is planning to upgrade areas 1 and 2. Everyone should be aware that even if the gates are up, every vehicle entering Eagle Pointe is caught on security cameras.

## 6. OTHER BUSINESS:

The President reminded homeowners that all tree work must go through the Board. He also asked that no one leave tires, large items like appliances, or other non-household rubbish at the dumpster. Only bagged household trash should be placed in the dumpsters. Other items must be specially hauled away at a fee. Finally, he urged everyone to use Appfolio. All relevant information can be found there.

Board Member Sommers reviewed landscape projects completed in 2020, including at the pool, front entrance, east island and west peninsulas. Additionally, the timber walls in front of residences west of the pool were replaced with rock walls, the irrigation system at the front entrance was upgraded, and river rock was added in several key areas.

Firefox about:blank

In 2021, we are initially undertaking a refresh of the landscaping in front of units 38, 68, and 89 to 101. We'll prioritize other building fronts for updated landscaping and proceed as funds become available. We are also looking at a new trailhead and path to the gazebo, once the gazebo has been brought to code and are working on a massive lighting proposal.

Soaring Eagle has assessed all trees around WE and is trimming or removing trees impacting structures as well as pruning the ornamental trees. We are also in discussions with the County on developing a protocol which would allow removal of select limbs from trees on the lake side of units to improve views, if the arborist certifies the removal would neither harm nor disfigure the tree.

Nature's Link will be mulching in a few weeks.

Much of the remainder of the meeting was devoted to questions and comments by attendees, to which various Board Members responded.

At the conclusion of the discussions, Vice President Teising thanked the President and the Treasurer for their service, whereupon the meeting was concluded.

7. EXECUTIVE SESSION: President Steve Moffett called the Board into session and moved that the minutes of the 2020 annual meeting be approved. Treasurer Sheri Smith seconded the motion, which was unanimously approved. President Steve Moffett then moved to approve the new Board as follows: John Teising as President, Vince Sommers as Vice President, Peter Samuelson as Treasurer, Donna Panich as Secretary, and David Grey as Member at Large. Sheri Smith seconded the motion. All voted in favor of the motion. The new Board determined to table any further business until the next regularly scheduled meeting.