

WATER'S EDGE HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES

12 April 2014

- 1. ATTENDEES** - A quorum of homeowners were present
- 2. MINUTES** - The meeting was called to order and the 2013 minutes were reviewed. A motion was made to approve and the minutes were approved by acclimation.
- 3. BOARD MEMBER ELECTION** - It was noted that one board member; Bob Richards, term expires in 2014. David Friedrich, Richard Menke and Bob Richards were the nominations. Bob Richards was re-elected and will maintain the position of President. David Friedrich and Richard Menke will become more involved as Advisors to the board.
- 4. PRESIDENTS REPORT** - The majority of the meeting was spent reviewing a power point presentation which included: Cable TV providers, the annual PSA meeting regarding the \$100 discount cards, Insurance for single entity, contractor entry into units, website content, Waters Edge II easement status
- 5. TREASURER'S REPORT** - a summary of the 2013 year end financials and the 2014 budget was presented via power point. The Treasurer shared plan for assessment of additional square footage plan to hire an independent Assessor to calculate the additional square footage and collection of the additional square footage will begin collection in the 3rd quarter.
- 6. RENTAL COMMITTEE REPORT** - 25 Owners currently have rental units in 2014. Only 4 units have requested a one year exemption from the 30 plus day rule which will go in effect January 1, 2015. The committee chair reviewed the current documentation required for rental units included in the power point.
- 7. LANDSCAPE COMMITTEE REPORT** - Our contract is currently with the teams that currently maintain the golf course and has been detailed to include

doubling the mulch emphasis on bed maintenance. Some of the homeowners expressed interest in a commons area grill area. The landscape committee will review the information and determine if a grill committee should be established.

8. **FOREST MANGEMENT** - the power point was reviewed regarding the multi year project as well as a presentation from Vince Sommers (unit 23) who is volunteering his expertise on bio swales and permeable concrete. Visual aids were provided. Updates were provided on the forest cleanup as allowed by variance.
9. **MAINTENANCE COMMITTEE REPORT** - an update provided regarding the back deck staining status. Any homeowners that have not complied by June 1st, 2014 will be special assessed. Update on the roof project was provided and listed in the power point reviewed. Bill Rynard (Unit 81) and his company has been contracted to resurface the tennis courts. Bill provided details regarding the project to include additional activities (i.e. pickle ball, shuffle board as well as tennis and basketball). Additional improvement projects were reviewed and detailed in the power point.
10. **DISCUSSION, QUESTIONS, COMMENTS** - All homeowners were reminded of the website: <http://watersedgelakemonroe.com>.

11. Adjourn

Paul J. Miller
4/11/15