



WATER'S EDGE

Water's Edge HOA Annual Meeting Saturday – March 25, 2017

www.watersedgelakemonroe.com

Mailing & payment address:
Water's Edge HOA, Inc.
P.O. Box 1286
Bloomington, IN 47402

Agenda

- Introductions
- 2016 Annual Meeting Minutes
- President's Report – Master Landscaping Plan, Property Management, Long Term Outlook
- Treasurer's Report - 2016 Financials, 2017 Budget, Delinquent Report, Future Finances
- Vice President's Report – Website Review
- PSA update
- Election of Board Members
- Other Discussion/Question or Comments
- Adjourn

Introductions

- Brian Earley - President
- Siobhan Hanna - Vice-President
 - Bob Richards - Secretary
- Jeff Norris - Treasurer & PSA Representative
 - Bob Faul - Board Member
- Dave Thornbury - Property Manager
 - Homeowner Introductions

2016 Minutes

- Discussion
 - Motion
 - Vote

President's Report

- Property Management – Tempo Properties
 - Declaration, Bylaws, Handbook
- Communication via Website
 - Ask the Board
 - Maintenance and Landscaping Requests
 - Mass Emails – newsletters important information

President's Report

2016 Capital Improvements Completed

- Concrete replacement
- Water's Edge Sign including new landscaping and irrigation
- Chimney chase repair – by severity *
- Subsidence repairs – by severity *
- Evaluation of all landscaping and developing a master plan

President's Report

2016 Capital Improvements Completed

- Pool skimmers repaired
- Pool liner
- Pool cover
- Survey of property lines

President's Report

Looking Ahead – 2017 Improvement Projects

- Presentation Landscaping Plan – A New Partnership Seth Inman – Trees PLE, INC

President's Report

- 10 Year Plan – Reserve Study
 - Roofs
 - Forest Management/Erosion Control/Landscaping
 - Roads
 - Siding Repair/Painting
 - Front Deck Railings and Steps

Treasurer's Report

2016 Income & Expense Statement

(Details were mailed in January 2017 statement)

- Dues and Other Income \$337,971
- Expenses: \$ 71,270
 - Insurance and Administrative
 - Common Building & Grounds \$ 99,406
 - Total Alterations & Improvements \$167,271
- Total Income \$ 24

Treasurer's Report

2017 Budget

(Details were mailed in January 2017 statement)

• Dues and Other Income	\$336,320
• Expenses:	\$ 80,615
• Insurance and Administrative	
• Common Building & Grounds	\$ 96,220
• Total Alterations & Improvements	\$159,485
• Total Income	\$ 0

Capital Reserve – \$50,334

Treasurer's Report

Delinquent Accounts

- 1 account 90 days past due in 2016
\$3,308.50
- Account being litigated per the WE
Collection Policy

PSA Representative Report

PSA annual meeting April 15, 2017

- 2017 Budget - \$519,780
 - Eagle Pointe capital improvement \$200k
 - Security service and expense \$180k
 - Road Maintenance \$60k
 - Cable TV \$30k
 - Administrative Costs \$17k
 - Utilities \$15k

PSA Cable Update

- Water's Edge service has been partially restored
- Units 9-27 will be restored by private contract, billed back to PSA
- Approximately 34 channels available
- View our website for channel selection

HOA Summit Meetings

- Waters Edge is leading HOA board discussions
- Sharing best practices
 - 10 year study
 - Budgeting
- Tentatively scheduled for June 2017

Board Member Election

- 1 Board Member term expires in 2017
 - Bob Richards
- 2017 Nominations
 - Cotton Bolin
- Vote

Preview Website

www.watersedgelakemonroe.com

Discussion

- Questions/Comments
 - Vote Results
 - Adjourn

Thank you for
your support.