

Minutes of the Edgelake Homeowners Meeting
April 29, 2017

- I. Mike Hansen called the meeting to order at 10:00 AM . Present were Directors Thom Macway and Jay Peace. Director Denise Wong-Stone was absent. Also present was Pam Hock and her office staff. Everyone introduced themselves.
- II. The minutes of the 2016 Homeowners meeting were approved.
- III. Old Business
 - A. Floor Replacements.
Two more units (32 & 14) plus a few bedrooms to go.
 - B. Website Reservation Viewing.
It has been almost a year since this feature was added and owners have liked this feature. Some days appear “out of order”, Pam is working with the software company to correct it. Also working on a “wait list”.
 - C. Pool Area Repairs
The wood has been replaced with pavers, gas pipes for the fire pit put under the pavers. The mechanism to start/stop the gas for the fire pit needs to be purchased.
 - D. Couch Replacements
Only 7 more to go!
 - E. Workout Room/Drainage System
The room flooded from water running in from the road. A French Drain was dug alongside the workout room.
- IV. New Business
 - A. Sweetbriar Flooding
.Parking lot drain plugged up and flooded the lower level. Carpet was replaced with tile on the first floor.
 - B. Roof Replacement Units 7-10.
A tree rubbing on the back of the building caused some roof damage, the roof needs to be patched. Looking at solar roof shingles.
 - C. Winter/Tree Cleanup
Bids are out to remove one tree in the parking lot and to prune other trees.

D. WI-FI Upgrade

Looking to upgrade the wi-fi by June. Charter has been contacted.

E. Financials

The Financials are looking good. Income from rentals is over \$70,000. \$23,000 has been added to the Reserves.

1. Maintenance Dues Delinquencies

There is a shortfall of approximately \$500,000 in dues for unsold inventory.

2. Reserves

There is approximately \$500,000 in this fund. A Reserve Study was recently completed.

F. Edgelake Homeowners Concerns

.A request was made to add hand rails along the walkway going to the pier. TRPA made us remove them and reduce the width of the walkway.

.It was brought up that it is difficult to see the combination lock on some of the doors at night.

.A stripe was requested at the bottom of the stairs near unit 31. Difficult to see the landing with "black on black".

V. Garden Party & BBQ

The meeting was adjourned at 11:05 AM and the annual flower planting/BBQ began.