

2018 ANNUAL MEETING MINUTES

Water's Edge Homeowners Association, Inc.

November 7, 2018 @ 10:30 a.m. – 118 S 7th Street (Las Marias). Meeting called to order by Cindy Hoppe, Bray
Property Management

In Attendance (Board & Management)

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|-----------------------------|------------------|
| Ted Martin | Cindy Hoppe |
| Tom Gray | Savannah Kohagen |
| Jaida Olsen (Newly Elected) | Ali White |

Notice of Quorum Achieved

With zero proxies received and three unit owner's present (who together own 15 plus units), it was announced that quorum had been achieved.

Approval of the Previous Years Minutes

The current Board of Directors reviewed the previous year's minutes. All the present members voted to approve the 2017 Minutes.

Discussion on Upcoming Projects

Cindy Hoppe opened the discussion on upcoming projects.

1. Gravel
 - Some additional gravel needs to be placed in areas where the landscaping liner/material is exposed.
 - Bray will request a bid from Jose with an itemized list of the work to be performed. This bid shall be reviewed by the Board before moving forward with the project.

2. Bug Spray for Spiders
 - Bray will get a price to spray for spiders on the outside of the buildings.

3. Trim Replacement
 - A good amount of units need their trim replaced. Flashing needs to be placed on top of the doors to avoid damage in the future (replace rotted wood, paint portions that are not rotted, and metal flashing on all).
 - Jaida's brother Eric can get a bid.

4. Gutters/Ice
 - Mark Shoberg can coordinate with Bray Maintenance to walk the Association to see what gutters need reattached. It is possible an ice/heat strip may need to be placed to avoid damage caused by ice.

5. Roofs

- The Board decided that building reserves for future roof projects will be a high priority the next coming years.
- Board member Ted Martin's friend will go check on the state of the roofs.

6. Parking

- The dynamic of the driveways/parking lots were discussed.
 - Some residents block the dumpster as a result of not parking in a space. It was decided that as long as the trash company has not had any issues, it is okay.
 - Ways to remedy the cramped parking area would ultimately be very pricy. Potential Resolution:
 - a. Remove concrete islands to create more space. It was decided to wait until the concrete gets bad before considering this project.

2019 Budget

Cindy Hoppe opened discussion on the proposed 2019 Budget.

It was decided to reduce the "Irrigation Water" line item to \$600 for the year and increase the amount of dollars towards the Reserve account.

There was a motion to pass the proposed budget with the changes above, effective January of 2019.

Motion: Ted Martin

Second: Tom Gray

The motion passed unanimously.

Elections

Ted Martin and Tom Gray appointed Jaida Olsen as President of the Board.

There was a unanimous vote by the present owners to elect her.

Adjournment

With no further business to discuss, Cindy Hoppe asked for a motion to adjourn the meeting.

Motion: Ted Martin

Second: Tom Gray

The 2019 Annual Meeting was adjourned at approximately 10:45 a.m.

Signature

Date