



WATER'S EDGE

Annual Meeting

Saturday, March 22, 2025 at 10:00 am in the Eagle's Nest

www.watersedgelakemonroe.com

Zoom

We hope to see you at the Eagle's Nest at 10am. If you are available, but unable to attend, a zoom link is provided below. As it is a live meeting in the Nest, hybrid meetings can be a challenge, but we hope you will take part.

Join Zoom Meeting

<https://us02web.zoom.us/j/81442819615?pwd=qqY9a1D2Ege71fDnKjGDPjC0iMlS2.1>

Meeting ID: 814 4281 9615

Passcode: 988046

<p>WATER'S EDGE HOMEOWNERS ASSOCIATION 2025 ANNUAL MEETING</p>
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- | | |
|--|---------|
| 1. Confirm quorum (30% of ownership interests) | 10:00am |
|--|---------|
2. Introductions, including Pegasus 10:00am
 3. Approve last year's minutes 10:15am
 4. Election of new board members 10:20am
 5. Financial review 10:25am
 6. Review management of property, including: 10:40am
 1. Painting and siding
 2. Subsidence
 3. Landscaping Projects
 7. Other Discussion, Questions or Comments 11:00am
 8. Adjourn (by 11:15am)
 9. (Immediately after the Annual Meeting of Homeowners, we will hold the Annual Meeting of the Board.

Introductions

- ❖ Current Board members
- ❖ Michael – at Pegasus Properties
 - ❖ 812.824.3230
 - ❖ Pegasus.Properties@gmail.com
- ❖ Homeowners

Approve 2024 Annual Meeting Minutes

❖ **Any discussion of or correction of the Minutes?**

❖ **Approve the minutes**
(by unanimous consent without objection)

Board for 2025

❖ Rotating off the Board

1. Melissa Emily
2. David Gray
3. Peter Samuelson

❖ Board members continuing for 2025:

1. Rob Southwood – President (2027)
2. Christy Schaffer (2027)

❖ Plus 3 new members to be elected by ballot (for 3 year terms)

❖ Candidate introductions

❖ Note: (New board will elect officers at its annual meeting immediately after this meeting)

WATER'S EDGE HOMEOWNERS ASSOCIATION 2025 ANNUAL MEETING BALLOT

I, _____ (*printed name*) the owner of unit(s)
_____ (*unit or 4 digit address*)

do hereby cast the following vote.

The following owners are interested in serving on the Water's Edge Board of Directors.

Please select **only three (3)**. If more are selected, this ballot will be deemed void.

_____ - Don Ryckman (WE003)

_____ - Amanda Speicher (WE005)

_____ - Diane Nead (WE030)

_____ - Gary Connor (WE066)

_____ - Linda Mothershed Teising (WE071)

_____ - Don Arbogast (WE079)

_____ - Doug Dykstra (WE098)

Signature

Treasurer's Report – 2024 Financial Summary

	<u>2022</u>	<u>2023</u>	<u>2024</u>
Dues and Other Income	\$387,072	\$424,242	\$495,353
Expenses			
• General & Administrative	216,810	200,851	277,023
• Capital Improvements	231,804	112,598	259,835
• Total Expenses	448,614	313,449	536,858
Net Profit/(Loss)	(\$ 61,542)	\$110,793	(\$41,505)
Cash on hand end of year	<i>\$157k</i>	<i>\$282k</i>	\$196k

2025 Budget

\$470,162 – Dues income (7% increase)

259,332 – General operating expenses

195,000 – **Capital improvements**

\$454,332 – Total Expenses

\$ 15,830 – Net Income (To be added to reserves)

WATER'S EDGE HOMEOWNERS ASSOCIATION

2025 Budget

	2025 Budget 7% Increase
TOTAL INCOME	
Homeowners Assessments	468,162.00
Interest Income	0.00
Late Fee & Misc. Income	2,000.00
TOTAL INCOME	470,162.00
GENERAL OPERATING EXPENSES	
Administrative & Insurance	74,632.00
Amenities - Pool & Courts	29,500.00
Landscaping	60,000.00
Repairs - Buildings & Grounds	70,000.00
Utilities & Trash	25,200.00
Total General Operating Expense	259,332.00
CAPITAL IMPROVEMENTS	
Siding (and Chases)	100,000.00
Landscaping Master Plan	10,000.00
Roads	10,000.00
Subsidence Repairs	75,000.00
Total Capital Improvements Expense	195,000.00
TOTAL EXPENSES	454,332.00
Net Operating Gain (Reserve Accumulation)	15,830.00

Property Management Summary

1. **Foundation Work Completed: Units 45-60, 90-101, 117-122**
2. Painting Completed: Phase 1 - Units 1-16
3. Regular \$10k of concrete work on pause (for subsidence).
4. Plus painting/siding and subsidence – on next pages.

1. **Foundations to be inspected next: Units 11, 15, 40, 76**
2. Painting (Possibly units 17-87 in 2025; then 88-122 in 2026)
3. Drainage issue to be evaluated in 2025
4. Recreational area surface required repair. Timing/vendor TBD.

Reminder

WATERS EDGE SIDING AND REPLACEMENT POLICY

ADOPTED by the WATERS EDGE BOARD at the DECEMBER 2023 MEETING

The HOA board is working on painting and ultimately re-siding each unit. However, it will take some time.

Homeowners who do not wish to wait and who wish to pay themselves to have their unit re-sided now may do so. With pre-approval of the board (and use of approved materials (and vendors)), such homeowners will receive a credit for their full expense against future HOA dues. The credit will be applied to pay up to 50% of the dues each quarter until it is used up.

10 Year Plan – Summary from March 2024

1. **Painting committee** expects we will get 7-10 more years of use from the siding, after painting it in 4 years.
2. **New addition**: Subsidence has been costing about \$15k per year. We have more research to finish; but it currently appears we will need to spend about \$400k [TBD] or more “soon” (more details for discussion later in this powerpoint).
3. At some point, in the “gap” between painting and re-siding, we will need to invest more in our **concrete roads**.
4. Then, **siding replacement** (with Hardie Board or other) will need to resume sometime about 2029 - 2032.
5. At some point, we want to upgrade lighting on walkways and improve the gazebo and trail.
6. About 2034, we expect we will need to begin the cycle again – with **new roofs**.

10 Year Plan – From March 2024 – To be Updated

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Income for capital improvements	231,000	276,000	293,000	286,000	294,580	303,417	312,520	321,896	331,552	341,499	2,840,965
Chase/Siding Repair/Painting	175,000	220,000	242,000	10,000	130,000	240,000	240,000	250,000	250,000	250,000	1,887,000
Roofs											
Roads	15,000	15,000	15,000	235,000	15,000	15,000	15,000	15,000	20,000	20,000	370,000
Subsidence	15,000	15,000	15,000	20,000	20,000	20,000	20,000	20,000	25,000	25,000	180,000
Landscaping Master Plan	10,000	10,000	10,000	10,000	20,000	20,000	20,000	20,000	25,000	25,000	155,000
Recreation Facility											
Front Decks	-	-	-	-	-	-	-	-	-		30,000
Lighting project (& lightpole)					50,000						
Gazebo and trailhead	2500	2500	2500	2500							
TOTAL	217,500	262,500	284,500	277,500	235,000	295,000	295,000	305,000	320,000	320,000	2,622,000
Surplus (to increase cash reserves)	13,500	13,500	8,500	8,500	59,580	8,417	17,520	16,896	11,552	21,499	
Accumulated Cash Reserve	80,500	94,000	102,500	111,000	170,580	178,997	196,517	213,413	224,965	246,464	

Questions?

Adjourn

END



Siding & Painting

- **WE built in 1985.**
 - John Teising leads the siding work. With a committee of Jim Hammon & John Schroeder..
 - Last total village painting - 12 yrs ago (2011) REALLY!
 - Chimney chase and siding repairs - cement board begins 2003.
 - 2021 Board decides to do 3 West sides, see what we have underneath siding/repairs.
 - 2022 Board ask UHQ for total village James Hardie estimate (3.2 M) was cost prohibitive (Wish / reality)
 - We looked at all the buildings:
 - Found ones most needing replacement NOW.
 - 2022 Replaced what we could with the money we had.
 - Board approved siding committee's recommendations November 2022.
 - In 2023 we will have Hardie board siding on 11,750 sq ft and need to paint 275,370 sq ft
- **Between 2024-26 Paint / repair the rest of the village.**
 - Cedar siding will last 50 yrs. under great maintenance / conditions and that is what past boards have provided us.
- **Siding project:**
 - West sides done: 45-46, 51-53, 60, 61, 64-65, 66-67, 69, 70-71, 86, 90.
 - West sides scheduled in April 2023: 56-57, 58-59, 68, 74-75, 91-92, 93-94, 97-98, 99-100, 101.
 - Note 76, 88 West side, 70% of our chimney chases, BTS repairs in the last several years, are cement board.

Siding – Painting

2023 Budget Draft Limited Cement Board and 2026 Painting Completion											
Draft 07/22/2022 Revised 02/24/2023											
Model 3	Actual 2022	Draft 2023		Model 2024		Model 2025		Model 2026		Model 2027	
Total Income	387,072	425,602	10.0%	468,162	10.0%	514,978	10.0%	540,727	5.0%	556,949	3.0%
Average Quarterly Fee Increases	793	872		959		1,055		1,108		1,141	
General Operating Expenses											
Administrative & Insurance	74,091	70,521	5.0%	72,637	3.0%	74,816	3.0%	77,060	3.0%	79,372	3.0%
Amenities - Pool & Courts	21,523	27,161	5.0%	27,976	3.0%	28,815	3.0%	29,680	3.0%	30,570	3.0%
Landscaping	63,218	63,394	5.0%	65,296	3.0%	67,255	3.0%	69,272	3.0%	71,351	3.0%
Repairs	38,492	39,646	5.0%	40,835	3.0%	42,060	3.0%	43,322	3.0%	44,622	3.0%
Utilities & Trash	19,487	22,160	5.0%	22,825	3.0%	23,510	3.0%	24,215	3.0%	24,941	3.0%
Total General Operating Expenses	216,810	222,882	2.8%	229,568	3.0%	236,456	3.0%	243,549	3.0%	250,856	3.0%
Capital Improvements											
Chase/Siding Repair/Painting	95,247	130,000	36.5%	190,000	46.2%	220,000	15.8%	242,000	10.0%	10,000	-95.9%
Front Decks plus Other Association Projects	61,755	28,000	-54.7%	15,000	-46.4%	15,000	0.0%	10,000	-33.3%	15,000	50.0%
Landscaping Master Plan	11,200	10,000	-10.7%	10,000	0.0%	10,000	0.0%	10,000	0.0%	10,000	0.0%
Misc.	1,198	1,000	-16.5%	1,000	0.0%	1,000	0.0%	1,000	0.0%	1,000	0.0%
Roofs	-										
Rec facility upgrade	24,385	3,500									
Gutter guards	21,349										
Roads		10,000	#DIV/0!	15,000	50.0%	15,000	0.0%	15,000	0.0%	235,000	1466.7%
Subsidence repairs	16,670	10,000	-40.0%	15,000	50.0%	15,000	0.0%	15,000	0.0%	15,000	0.0%
Total Capital Improvements	231,804	192,500		246,000	27.8%	276,000	12.2%	293,000	6.2%	286,000	-2.4%
Total Expenses	448,614	415,382	-7.4%	475,568	14.5%	512,456	7.8%	536,549	4.7%	536,856	0.1%
Net Income	(61,542)	10,220	-116.6%	(7,406)	-172.5%	2,523	-134.1%	4,178	65.6%	20,094	380.9%
Additional Reserve - Cumulative	Start sum next year	10,220		2,814		5,337		9,515		29,608	

Siding – Painting

- Total cost to finish putting Hardie Board siding on the worst sides and then paint the rest (with estimated repairs).
 - \$200k for siding so far (through 2023) + \$600k for painting (and repairs).
- **Board is expecting 3 years of 10% increases in dues (first year being this year, 2023), then 1 year at 5%, and then 3% going forward.**
- Alternatively, we could do a special assessment for [\$450,000].
 - TBD how much cushion is needed for inflation and repairs.
 - Note that \$450k equals one year of dues (so your share of the special assessment would equal your annual dues).
 - Compare that to 10%,10%,10%,5% in dues increase (40% cumulatively).
 - Because we will need to finish siding and then replace roofs relatively soon after the painting project, **the board is interested in homeowner views on the choice between a special assessment or dues increases.**