

Thursday, April 23, 2026

4:31pm

Pegasus Office

Attendance: Linda Teising- Mothershed (President), Don Arborgast (Vice President), Dana Wavle(Treasurer), Sharon (Pegasus), Michael (Pegasus), Don Ryckman, Christy Shaffer(Secretary), .

## **April Waters Edge Home Owners meeting minutes**

### **1. Approval of February meeting minutes**

Motion to approve made by Don R. and 2nd by Dana all in favor

#### **Approval of March meeting minutes**

Motion to approve made by Don R. and 2nd by Dana all in favor.

### **2. Treasurer's Report**

Motion made to accept the treasurer's report by Linda and 2nd by Don R. all in favor.

### **3. Landscaping**

Send Natures Links quote all in one email to board.

RotoRooter drain in front of #6

Discussion of boulders, wood posts, plastic mesh pavers, porous pavers for areas of driving off of road and erosion control.

Yes to boulders to the right of entry but will ask golf course if we can put them there?

Erosion control of the hill between units 8 and 9.

Order perennials

Soaring Eagle not much progress

Don A to rebuild hardscape garden at the corner across for the pool. Material will be reimbursed. Possible finished date to be July 15th.

### **4. Major Projects**

Rear of building inspections. Units #17,44, and 119or 120 A/C units are tilled. Don A. to reach out to home owners to let them know. It is the homeowners responsibility to level their units. Buildings A and H need gutters extensions installed several more feet past posts.

Over hanging trees that are not endangering the building will be put on an annual tree trimming list. Will try Niels Tree service in the future.

Painting- Black Stone will replace gables that are rotten before painting. CertaPro will fill bird holes and other minor issues before painting. Approximately \$30-35k. HOA needs proof of Black Stones insurance liability and workers comp coverage.

Building T has a rotten sill plate that needed replaced along with siding replacement and repairs. Estimates for sill plate is \$6k with Hardy Board replacement \$14k. Sharon to notify Duke energy before work starts.

Unit 102, mulch needed under walkway. Trench needs hand dug to help with water run off.

Parking bumpers to be installed May 1st.

## **5. General Maintenance**

DoorLoop, Michael has been in contact with company to work on issues on work order lists. Pegasus has a bound binder that they are keeping with their newly hired employee.

## **6. PSA**

Good board working well together. Please continue to support the restaurant.

## **7. Old Business/New Business**

Motion made by Don A. to purchase new swing for \$250 or less.  
Bike rack with approximately 8 spaces and bolted to the ground.

Pool opening date May 22, 2026.

Kenny to make a list for things needed for the pool opening and then give to board for approval. Indiana pools to have new signage made.

## **8. Communications and Social Committee**

Donation to the Eagle Point Foundation for the golf outing of \$300 for baskets and hole sponsorship.

## **9. Other Discussion**

Handbook is updated.

Handbook should be sent out to Realtors, leasing companies and home owners.

Next meeting will

Be May 21st at Pegasus at 4:30 pm.

Motion made to adjourn by Don R. 2nd by Dana

Meeting adjourned at 7:07