

*Thursday, July 16, 2026

4:31pm

Pegasus Office

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

July Waters Edge Home Owners meeting minutes

1. Approval of June meeting minutes

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

2. Treasurer's Report

First half of the year is heavy in expenditures due to concrete work, downpayment of painting contract, along with siding repairs.

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

3. Landscaping

Small flower garden to have reconstruction bid out by next meeting.

Drainage between units 6 and 7 to be started in the next 2 weeks by Environmental Services.

Building "M" needs to be trimmed and weeded

4. Major Projects

- A. Painting, (per Don A text or email to Linda during meeting) walk through went well.
- B. Concrete Branson said that he would clean up the drainage dumping of slurry.
- C. Tennis courts, waiting to hear back from the contractor. Don R. to investigate possibly fixes of the actual problem for the cracking of the courts.
- D. Silver Creek. Waiting for their reports for multiple projects. Linda to continue to contact them.
- E. Work to be completed on unit #49 on the 24th of July.

5. General Maintenance

- A. Work orders continue to be worked on. French and Hall to be on site for several weeks to catch up and complete projects.

6. PSA

No report. Please see monthly reports sent out via email by PSA Board.

7. Old Business/New Business

- A. Survey, gathering of information and HOA priority to be sent out in August.
- B. Future large scale projects need these priorities met before moving forward- scope of work, project manager, bidding out of project.

- C. Pool leak- most likely leak is in the new floor drain that was installed this spring. Will address at the end of the season. Pool to remain open to mid to end of September weather permitting.

8. Communications and Social Committee

Happy hour at the pool Friday, July 17th.

9. Other Discussion

- A. Back decks, special meeting to discuss future of back decks and repairs. Invite people who are familiar with the project. Possibly have this meeting in September before annual budget information gathering. Request Sharon to share information from other HOAs and their policies and procedures of back decks.
- B. New State HOA Laws, changes to closing costs, fee allowable to be imposed, open board meetings agenda required, 2/3rds vote to change bylaws.
- C. Continue to collect information from owners who rent condos.
- D. The contractor who completed the landscape work in front of Unit 5 has returned 23 retaining wall blocks that were temporarily moved to off-site storage during the project. The blocks are stacked on a pallet located on the concrete pad adjacent to the overflow parking area on the east side of the tennis courts. Because these blocks are no longer manufactured, they will be reserved for future retaining wall repairs and reconstruction projects. The blocks are the property of Water's Edge HOA and may only be used for Board-approved projects.
- E. Handbook, Hazardous conditions, interior condition to include rear decks. Hierarchy of Governing Documents are as follows, State Law, original declaration of HOA, Bylaws, Handbook, Board Resolution Policies and Procedures.

Next meeting will

Be August 20th, at Pegasus at 4:30 pm.

Motion made to adjourn by Don R., 2nd by Linda

Meeting adjourned at 6:23pm.