

Wednesday, November 19, 2025
6:32
Zoom meeting

Attendance: Linda Mothershed (President), Michael (Pegasus), Sharon (Pegasus), Dana Wavle (Treasurer), Don Ryckman, Don Arborgast (Vice President), Rob Southwood (Zoom), Christy Shaffer (Secretary)

November Water's Edge HOA Meeting Minutes

Approval of October minutes motion made by Dana, seconded by Don Ryckman.

Treasurer's Report-Dana

- Will have one financial report next month vs 2 (Pegasus and Dana's)
- \$271,731.00 cash balance as of 10/31/25
- May revisit keeping 2 bank accounts open at 2 different banks
- Approval of treasurer's report motion made by Linda and seconded by Don Arborgast.

Landscaping- Christy

- Natures Link has done a good job
- Will contact Lester for his fall trimming and cleanup schedule
- Don A and Michael discussed the cost and the different companies and concluded that NL is a good service provider

General Maintenance

- Mailbox shelter will not be replaced but will have new decking and shingles added
- Gazebo is structurally sound and ideas of how to cosmetically fix could be fundraising, Scouts project, and Spring cleanup project. Open to other ideas.
- Work orders continue to be completed

Communication-Linda

- Party committee has several projects in the works from Christmas caroling to chili cook-off. These activities will be sent out via email and on Facebook.
- Possible request for Cub Scout/Eagle Scout/Girl Scout project idea for help with the Gazebo project.

Major Projects-Don A.

- Branson to continue with patching 11/19/25 and the east hill next week weather permitting. Appears the grate drain is working great with the last rain.
- Big thank you to Bill Rynard for helping with this project!
- Pleased with all of the service providers (painting, siding, concrete) this year
- Unit 3 to have foundation looked at
- Subsidence for next year (\$51k + unknown to be looked at next week)

2026 Budget Discussions

- Dues review
- Still have large scale projects next year painting, subsidence, concrete work
- Will have the subsidence issues ranked in order of need to help plan budget
- Painting Project finish last two part or continue with 2 more years?
- KLMNOP to be finished next year \$180K with the following year \$125K. Could this project be put together this year. Last painting was done 11-12 years ago. Probably needs done every 6-8 years in a perfect world. Our paint contractor remarked that our siding is in pretty good shape overall.
- Drainage and erosion will need to be addressed between units 88 and 90, \$10-15K previous quote or estimate.
- Concrete, keeping up with the worst sections for the next few years.
- Roof, units 69-76 will need to be addressed first.
- Siding to be replaced due to woodpeckers could be costly. Pegasus to look into a permit for bird damage. Units 88 and 1? Budget \$25K?

Other

- Doorloop will be used exclusively to request maintenance issues and needs. This will help streamline our communication with our community and Pegasus.
- Power Washer Plus gave bid for \$5,254.00 for power washing front decks of HOA. Will put this in the budget for next year.
- Open meeting in January. Still figuring out the best location and zoom capabilities.

Meeting adjourned 7:52p

Next meeting Thursday, December 11th, 2025 at Pegasus at 4:30.

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