

## **Waters Edge HOA Board of Directors Meeting Minutes**

Thursday, December 11, 2025  
4:30 p.m.  
Pegasus Office

**Attendees:** Linda Mothershed (President), Dana Wavle (Treasurer), Don Arborgast (Vice President)(Zoom), Christy Shaffer (Secretary), Michael and Sharon (Pegasus)

**Absent:** Rob Southwood

### **Approval of November HOA meeting minutes**

Motion made to approve the November minutes by Dana, seconded by Don A. All in favor.

### **Treasurer's Report -Dana**

- Total expenses for the month of November were \$26,800.
- The largest expense was Repairs – Buildings & Grounds (\$22,400), which included \$14,400 for siding repair to unit 82.
- Through the end of November (11 months), we have a surplus of \$49,000, compared to a deficit in the amount of \$45,100 in the prior year. The YTD surplus will decrease by year-end due to December payments for the recent concrete work and two quarterly insurance bills, offset by December dues payments.
- We expect to end the year even or close to even.
- Motion made to approve report by Linda and seconded by Don A. All in favor.
- Delinquent in dues, homeowners will be notified. Homeowners can check DoorLoop if they are uncertain.

### **Landscaping-Christy**

- Natures Link to take down pear tree between units 68/67 after leaf collection is completed.
- Soaring Eagle to trim and remove trees listed on 12/9/25 list. Over 30 trees to be trimmed with a few removals of dead trees. Work to be completed in 2026.
- Unit #93 reach out to with information on the tree behind the unit.

### **General Maintenance**

- Continue with bird hole repairs.
- Continue with looking into permits for bird that damage property.
- Work orders continue to be completed.

### **Communications-Linda**

- Christmas caroling had a nice turnout of about 20 individuals.
- Women's Secret Santa is Thursday, December 19th.
- Chili cook-off coming in January.
- Mary E. to work on the website.
- People have been thrilled with the new concrete work and drains.

### **Major Projects-Don A.**

- Erosion to the side of units 88 and 99 will get bids. Branson would like to give a bid.
- Erosion east end will need to be addressed with dirt and rock.
- Concrete drainage has been completed.

### **2026 Discussions**

- Contracts and future need of the community.
- Pool- Pool Sharks are no longer servicing pools.
- Indiana Pools anSpa will be our new service provider. Motion made by Linda to commit to a 3 year service agreement to lock in cost. Seconded by Dana. This will save the HOA from yearly price increase.
- Soaring Eagle to complete tree list from 12/9/25. See meeting pack for complete list of trees.
- Natures Link has not given us a rate increase for 3 years. Next year the contract increases to 9%. Michael to contact NL to negotiate a 4% increase.
- Capital improvements for next year. Subsidence will continue with work projected for units 40,102(\$33,7 k), and 9(\$16k) totaling \$49,924.45. Concrete work approximately \$20k. Erosion \$20k. Painting estimated \$180k for building's K,L,M,N,O,P. With possible siding replacement at \$25k.

### **Review and Approval of 2026 Budget**

- The board reviewed and evaluated several budget scenarios for 2026.
- The scenario that was selected would increase dues by approximately 6.75%, with \$265,500 allocated for general operating expenses and \$250,556 allocated for capital improvement expenses.
- The proposed budget would increase dues from \$3.2387 per square foot to \$3.4573 per square foot.
- Motion was made to approve the 2026 budget, as summarized above, by Christy and seconded by Linda; all in favor.

Motion made to adjourn meeting by Dana and seconded by Don A. Meeting adjourned at 6:22 p.m. Next meeting, Thursday, January 22, 2026.