

*Thursday, August 20, 2026

4:31pm

Clubhouse Conference Room

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

August Waters Edge Home Owners meeting minutes

1. Approval of April meeting minutes

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

2. Treasurer's Report

•Dana was not able to provide a Treasurer's Report due to the fact that the financial packer from Pegasus was delivered late. This has been an ongoing, recurring problem. He read a statement expressing his concerns and asked the Board to pass the following motion: The Pegasus financial packet will be completed correctly no later than the second Thursday of each month. If the meeting is moved back, the deadline will remain the second Thursday of each month. Motion was made by Don R. and seconded by Don A., and passed unanimously.

3. Landscaping

- Small bed was rebuilt by Natures Link. No bids were needed. They used existing pavers from the stack.
- Harmony Gardens will plant up bed from existing plants on property as per landscape plan from earlier in the year.
- Soaring Eagle work and list were checked by Don A and Christy. Recommend in the future having a company do some hard pruning once every few years vs. small pruning every year.
- Continue to monitor invasive plant species.

4. Major Projects

- Painting, (per Don A text or email to Linda during meeting) walk through went well.
- Concrete Branson said that he would clean up the drainage dumping of slurry.
- 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.
- Silver Creek. Waiting for their reports for multiple projects. Linda to continue to contact them.
- Work to be completed on unit #49 on the 24th of July.

• The following motions were made and voted on via email. The email thread started on 8/24/2026 by Dana W.

1.Motion made that we approve the Unit 102 work (\$6,500) to restore the drainage system and improve the aesthetics on the corner lot surrounding Unit 102. made by Dana and Linda seconded, all in favor.

2.Motion to approve Building S remediation in crawl space(\$4500. Made by Linda and seconded by dana, all in favor.

5. General Maintenance

- Work orders, remove and clean up list.
- Unit 3 needs an electrician to address the wire in the ground in the common area grounds.
- Pegasus to reach out to homeowners with updates on their DoorLoop requests.

6. PSA

- Building and ground are being addressed
- Treasurer resigned and new treasurer has been appointed.
- 3 year contract with Kemper was signed.

7. Old Business/New Business

- Survey, has given great insight on the Homeowners perspectives are.
- Social committee has a pool party planned for tomorrow, August 21.
- Pool to remain open to mid to end of September weather permitting. More social gatherings are in the planning stages.
- Motion made to “support the payment plan of unit #49 as presented”, by Don A., 2nd by Don R., all in favor. Micheal will monitor monthly per agreement.
- Trash dumpster issue, bids to be collected for remediation of damage done to building structure by trash our trash service. Bids for September board meeting. Pegasus to have trash service replace one general trash dumpster with one recycling bin. Total will be 2 recycling and 2 general dumpsters to help accommodate the increase need for recycling in our community.
- Tennis courts, the courts are asphalt and there is no ability to slab Jack to help with the cracks.
- Unit #102, a 4 part solution to the drainage issue was given and will be addressed by Don A. and Dana with Environmental Services
- One on one meetings with Linda to checkin on board members thoughts, issues, progress.... over the next few weeks.
- Slurry cleanup Don A.

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Next meeting will

To be determined via follow up email from Pegasus

Motion made to adjourn by Don R., 2nd by Don A all in favor.

Meeting adjourned at

6:49 pm.