



*WATER'S EDGE*

# Water's Edge HOA Annual Meeting Saturday – March 31, 2018

[www.watersedgelakemonroe.com](http://www.watersedgelakemonroe.com)

Mailing & payment address:  
Water's Edge HOA, Inc.  
P.O. Box 1286  
Bloomington, IN 47402

# Agenda

- Introductions
- 2017 Annual Meeting Minutes
- President's Report
- Treasurer's Report - 2017 Financials, 2018 Budget, Delinquent Report, Future Finances
- PSA update
- Landscaping Update (Seth Inman)
- Election of Board Members
- Other Discussion/Question or Comments

# Introductions

- Brian Earley - President
  - Steve Moffett - Vice-President
  - Cotton Bolin - Treasurer
  - Siobhan Hanna- Secretary
- Jeff Norris – At Large & PSA Representative
- Dave Thornbury - Property Manager
  - Homeowner Introductions

# 2017 Minutes

- Discussion
- Motion
- Vote

# President's Report

- Frank Eberle, CLC, Owner of First Insurance Group
- Bare walls will be effective May 1, 2018
- HOA deductible is \$10,000
- Each unit owner shall be solely responsible for obtaining insurance

# President's Report

- Transparent
- Prioritize projects
- Work within budgetary constraints
- Develop a plan
- Make decisions on the best interest of all ownership
- Serve the HOA

# President's Report

## 2017 Capital Improvements Completed

- Landscape Masterplan – removal of trees that were diseased or potential harm to people or damage to buildings
- Roof replacement on buildings B, C & G.
- Chase repair units  
13,14,20,21,24,25,44,66,67,68,70,71,85,101



# President's Report

## Looking Ahead – 2018 Improvement Projects

- Roof replacement on buildings A, D & E
- Forest Management and Landscaping
- Evaluate the front deck, railings and steps

# President's Report

- 10 Year Plan – Reserve Study updated
- Roofs
- Forest Management/Erosion Control/Landscaping
- Siding Repair/Painting
- Roads
- Front deck, railings and steps

# Treasurer's Report

## 2017 Income & Expense Statement

(Details were mailed in January 2018 statement)

- Dues and Other Income      \$338,892
- Expenses:
  - Insurance and Administrative      \$ 73,351
  - Common Building & Grounds      \$109,696
  - Total Alterations & Improvements      \$165,693
- Total Income      \$ (9,848)

# Treasurer's Report

## 2018 Budget

(Details were mailed in January 2018 statement)

- Dues and Other Income      \$336,320
- Expenses:
  - Insurance and Administrative      \$ 73,039
  - Common Building & Grounds      \$112,281
  - Total Alterations & Improvements      \$ 140,000
- Total Income      \$ 11,000

# Treasurer's Report

## Delinquent Accounts

- 1 account more than 90 days past due in 2017. \$6169.50
- Account being litigated per collection policy

# PSA Representative Report

Auction Eagle Pointe Golf Resort

PSA Annual Meeting – April 21 9:00-11:00  
Smithville Community Center

# PSA Representative Report

## 2017 Completed Projects

- New website <http://pointeservices.org>
- New Facebook page “Pointe Services Association PSA”
- New property management company, Tempo Properties
- Executive Committee Upgrades

# PSA Representative Report

## 2018 Projects

- Community Cable Television
- Road resurfacing
- LED lighting
- Community Communication Boards
- New signage throughout EPGR property



# Landscape Report

Seth Inman  
Trees PLE, Inc

Update on forest management and landscaping

# Board Member Election

- 1 Board Member term expires in 2018
  - Steve Moffett
- 2018 Nominations
- Vote

# Discussion

- Questions/Comments
- Vote Results
- Adjourn

Thank you for  
your support.