



**WATER'S EDGE HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
MARCH 25, 2023, THE EAGLE'S NEST, 1:00 PM**

President John Teising, Vice President Vince Sommers, Treasurer Peter Samuelson, Associate Member Melissa Emily, and Associate Member Jim Fox attended the meeting in person, along with Alicia Reece and Alyssa Gilliland from PMI Meridian Management and owners of 33 units. Secretary Donna Panich, Member at Large David Gray, and 27 homeowners attended the meeting via Zoom. 12 homeowners had submitted proxies. The meeting was called to order at 1:32 PM.

- 1. QUORUM:** A quorum of the ownership interests (30%) was established.
- 2. INTRODUCTIONS:** All board members present in person introduced themselves. Ms. Emily and Mr. Fox related brief summaries of their backgrounds. Ms. Gilliland from PMI spoke about PMI's acquisition of Tempo Properties and related that PMI manages 120 HOAs in Indiana. Although Ms. Gilliland and several additional employees staff a local office in Bloomington, the main PMI office in Indiana is in Indianapolis. After taking and responding to questions to PMI from the floor, all homeowners attending in person introduced themselves.
- 3. MINUTES:** The 2022 annual meeting minutes were approved by unanimous consent without objection on motion by Mr. Samuelson.
- 4. ELECTION OF NEW BOARD MEMBERS:** Mr. Teising communicated that Ms. Emily and Mr. Fox would, absent objection, become new members of the Board for three-year terms while he and Mr. Sommers stepped down. The Board planned to elect the following officers: Ms. Emily—President, Mr. Fox—Vice President (and chair of the Siding & Painting Project), Ms. Panich—Secretary, Mr. Samuelson—Treasurer. Mr. Gray would remain Member At Large while also serving as PSA Representative and overseeing Landscaping Projects. No objection to the new members and officers was made by the homeowners.
- 5. PRESIDENT'S REPORT:** Capital improvements during 2022 included the completion of gutter guard installation on all buildings, nearing 90% completion of the Front Deck Project, and completion of Phase 2 of the tennis court/recreation area resurfacing project, although the contractor must do some rework at no charge to Water's Edge for the area to be safely usable. Additional re-siding of some buildings with James Hardie board was completed. New chairs and umbrellas were purchased for the pool.

Mr. Sommers delivered the landscaping report. The creation of "Brian's Corner" was a significant achievement. Funding for the project was through generous private donations of residents, and the implementation was overseen by Mr. Sommers. Removal of all railroad ties and replacement with

stone walls was completed, and many of the vines in the area west of the pool were removed. Future projects are improvement of the Gazebo Trail and installing front deck and stairwell lighting. To the extent funds are available, landscaping that is beyond its useful life will be refurbished.

6. TREASURER'S REPORT:

2022 Financial Summary: Dues and other income totaled \$387,072, expenses totaled \$448,614, for a net loss of \$61,542. The loss was attributable to capital improvements, and was off-set by carry-overs from 2020 and 2021 of \$76,000. The approximate \$14,500 in remaining carry-over was added to reserves. Cash on hand at the start of 2023 was comprised of \$60,000 in reserves and \$97,000 in checking.

2023 Budget: Anticipated dues income is \$425,602, inclusive of the 10% increase approved by the Board for 2023. The budget for operating expenses was increased by 5%, for a total of \$222,883. \$130,000 is budgeted for the Siding/Painting Project and \$62,000 for other capital improvements for a total of \$415,383 in overall expenses. The remaining \$10,220 is intended to be added to reserves.

The 10 Year Plan has been updated. The bulk of capital expenditures in the next four years will involve the Siding/Painting Project. Thereafter, concrete roadways and parking areas will be the focus of capital expenditures for some period. Other capital projects of smaller proportion are the improvements to the gazebo trail and upgraded exterior lighting. Starting in 2030 - 2032, siding replacement for that portion of the village with original cedar siding will likely be necessary, and in approximately 2034, a new cycle of roof replacement may begin.

7. SIDING & PAINTING PROJECT REPORT: John Teising, Jim Hammon and John Schroeder comprise the Siding Committee. The village had cedar siding installed in 1985 when it was built. The useful life of cedar siding, if well cared for, can be 50 years. The siding was last painted in 2011. In 2021, a pilot project to determine what was underneath the siding and to help determine the extent of necessary repairs was conducted, replacing 3 west building ends with James Hardie siding. In 2022, UHQ, the James Hardie siding contractor, quoted 2.2 million to replace all siding with Hardie board. The Siding Committee recommended a mix of Hardie board and painting/repairing cedar siding, given the extreme cost, and the fact that not all the existing siding needed replacement. Hardie board was deemed most appropriate for west sides that bear the brunt of hot sun. Through 2022, west sides have been completed for units 45-46, 51-53, 60, 61, 64-65, 66-67, 69, 70-71, 86, 88, and 90. West sides of units 56-57, 58-59, 68, 74-75, 91-92, 93-94, 97-98, 99-100, and 101 will be re-sided in April 2023. In the next three years, those portions of the village that retain cedar siding will be power-washed, scraped, repaired, caulked and painted along with the block, fascia and soffit. To the extent particular boards are beyond repair, they will be replaced with new cedar siding.

At this time, the anticipated total cost of the project from 2023 through 2026 is approximately \$800,000. Funding the project will require either several years of substantial dues increases (e.g., two additional years of 10% increases and a 5% increase) or a special assessment, in an amount equaling, for each unit, one year's annual dues. Homeowners are asked to comment on their funding preference.

8. **DISCUSSION:** Concern was expressed by several homeowners regarding potential subsidence issues due to the presence of cracks and uneven floors in their units. It was noted that some cracks and similar problems were the result of regular settling, not subsidence, but it was acknowledged that some buildings had experienced subsidence. When subsidence was confirmed by engineering reports, action was taken to shore up the foundation.

Several homeowners shared their preferences for dues increases or special assessment, but no clear consensus emerged.

9. **CLOSING COMMENTS:** Mr. Teising thanked the members of the board and stated what an honor it had been to serve with such dedicated members. He complimented the energy and willingness of many homeowners to engage in discussion and the work necessary to keep the community stable and moving in a positive direction. In turn, Mr. Teising and Mr. Sommers were both thanked by several community members for their tireless efforts on behalf of Water's Edge.

10. **ADJOURN:** The meeting adjourned at 3:30 PM.