

Thursday, February 19, 2026

4:31pm

Pegasus Office

Attendance: Linda Teising (President), Don Arborgast (Vice President), Dana Wavle (Treasurer), Diane Nead (Zoom for the beginning), Sharon (Pegasus), Michael (Pegasus), Don Ryckman, Christy Shaffer (Secretary), Rob Southwood absent.

## February Waters Edge Home Owners meeting minutes

### **1. Approval of January meeting minute**

Motion made by Dana and 2nd by Don R.

### **2. Treasurer's Report**

Motion made to receive the 2025 Annual Financial Report with adjustments. Motion made by Linda and 2nd by Don R.

Unit #117 was directly billed for maintenance.

Motion made to approve WE HOA Handbook Section IV. Collection Policy and Delinquent Fees. Motion made by Linda and 2nd by Don R. All in favor. Dues to be paid the 1st of each quarter (January 1st, April 1st, July 1st, and October 1st). Request for deferral must be made in writing.

### **3. Subsidence**

Units 3 and 66 were newly evaluated by AccuLevel for a total of \$73,672.54, units 40 and 102 total \$33,788.30.

Don A asked for another vetted foundation company to look at the plans and buildings for 2nd opinion. He is also going to meet with AccuLevel in person to walk these properties and go through the work that is to be done. Michael is to reach out to Kevin Potter and ask for him to review AccuLevel proposal also.

Discussion on how these costs will be met in our current budget. Possible special assessment.

### **4. Landscaping**

Soaring Eagle is to start work once weather permits.

We will allow wire wrapping to newly planted trees in our common spaces to protect from deer.

Landscaping committee will purchase plants for Service Day activities.

Ask Lester to provide soil and grass seed for erosion areas and areas from run off of snow storm.

Service Day has been moved to, Saturday, April 25th at 10:00am due to the conflict of the Annual PSA meeting.

## **5. General Maintenance**

Door loop work orders- Dana to work with Michael to achieve DoorLoop print out.

## **6. Major Projects**

Concrete- Phase 2 projects to stay within our budget to meet our common areas (roads and parking areas). Will have must dos listed first. Waiting for quote. Hopefully will have quote by annual meeting 3/21/2006.

Painting- Certa Pro is holding pricing from 5 years ago for buildings K,L,M at \$90k and remaining buildings, N1,N2, 79-82 at \$58k, 01 at \$20k. Plus cost of siding repairs.

Blue Stone will be out as soon as weather permits to work on tree behind units 24-26.

Chimney chase, continuing to gather information on the flu inspection and repair quotes from "All Swept Up". Chimney Solutions from Indianapolis has been called by one homeowner and found they disagreed with "All Swept Ups" findings and quote. Will continue to work on this issue for solutions.

## **7. Board**

Code of Conduct. Motion made to Adopt Code of Conduct. Motion made by Christy and 2nd by Dana. All in favor. Code of conducts were signed by Linda, DonA., Dana, and Christy.

Motion made to approve Policy Regarding Board Member Duties and Expectations. Motion made by Christy and 2nd by Dana. All in favor.

Discussed the board being in compliance with Indiana governance of non-profit boards.

## **8. PSA**

Annual Meeting will be held Saturday, April 18th, at 11:00am.

## **9. Old Business/New Business**

Annual meeting presentation March 21. Doors open at 9:00 with meeting to begin at 10:00. Pegasus to provide name tags, sharpies, sign in sheets.

Discuss other survey suggestions for priority of HO. Linda to write up questions.

## **10. Communications and Social Committee**

Chili cook-off Saturday, February 21 at 2:30pm, at the Talons.

## **11. Other Discussion**

Proxy, the importance of, to have a quorum at the annual meeting.

Motion made to adjourn by Don A. and 2nd by Dana.  
Meeting adjourned at 6:26 pm.

Next meeting will be Saturday, March 21st, at 10:00am at the Nest with board meeting to follow afterwards.