

**The Edge Condominium Association
Annual Homeowners Meeting Minutes
The Edge Condominium Fitness Center
October 24, 2024 at 6:00 PM**

I. Called to order

Board President Jen Ferguson called the meeting to order at 6:04 PM.

II. Calling Roll of Unit Owners & Certifying Proxies

A quorum was met with 28 owners present in person or by proxy.

III. Proof of Notice of Meeting:

Notice of this meeting was mailed as required by the Association documents and hand delivered to all owners; a recorded affidavit of notice is filed with the Association.

IV. Approval of Previous Meeting Minutes

Unit 501 made a motion to approve the 2023 minutes. Unit 215 seconded the motion and the motion passed.

V. Reports of Officers

- President's Report (Jen): Recap of the activities that took place in late 2023/2024 including:
 - replacing in-line exhaust fans and louvers
 - EFIS repairs (caulking and sealing)
 - unanticipated garage door repairs
 - investigation of leaks in the garage (an on-going project), hiring an engineering firm to conduct investigation to inform repairs/mitigation
 - storm sewer pipe repair (leaking during rain events)
 - butterfly system – replaced panel
 - completed an updated reserve study that forecasts expenditures and informs the annual budget; available on property website
 - pet owner responsibility/building damage - owners not cleaning up after their pets; if you see something, document and send to Hunt so we can implement fines.
- Treasures Report (Grant): Reviewed account balances, noting the reserve balance is on track with the reserve study.

VI. Election of Directors

Three members ran for formal election to the Board of Directors (Grant Wilson, Thomas Ilic, Jeffery Watts) and there was one open position as Catherine is stepping down. Jordan Sensibar elected to run. As there were no additional nominees, these four members were elected to the Board.

VII. New Business

Review of approved 2025 Budget:

- Explanation of common elements (CE) vs limited common elements (LCE) and how project costs will be segregated to account for expenditures
- 2025 projects include:

- new water heater
 - painting CE and LCE exterior patio, balcony, and entry railings
 - diagnoses and repairs related to water leaks in the garage
- Open forum for owner questions/concerns:
 - Owner 206 mentioned being a liaison to the police for any safety concerns.
 - Question was raised about bringing packages into the build from the breezeway; this is okay and appreciated.
 - Discussion about what to do about broken glass on the street/sidewalk
 - Discussion about trash can sponsored by Lakefront Brewery
 - Potential to add vision mirrors to the top of the driveway ramp
 - Creation of a facebook group for residents; a good idea with guidelines
 - Owners want to be consulted/notified sooner prior to work being started

VIII. Adjournment

Meeting adjourned 7:02 PM