

## **THE EDGE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS – MEETING MINUTES**

Thursday, March 26, 2026

In attendance: Grant Wilson, Jordan Sensibar, Jen Ferguson, Christian Yungbluth, Jeffery Watts

Absent: -

### **I. Call to Order - 5:00 PM**

### **II. Approval of Minutes – February 26, 2026 Board Meeting**

Motion to approve by Grant, second by Jordan. Approved - 5

### **III. Financials**

- Reviewed balance sheet, aging report, reserves and CD accounts and are on track with budget/reserves.
- Hunt to look into owner accounts with past due notices and late fees, make corrections as needed, and reach out to owners about payments.

### **IV. Owner Matters**

- Updated Rental List
  - Currently, 4 units are on the rental list.
- Updates on Owner Requests in TownSq
  - Reviewed the status of owner requests; try to find original order for planter boxes on Riverwalk patios for replacements. Stain on ceiling tile on third floor needs investigation for a potential leak and replacement of tile.

### **V. Maintenance Calendar Update(s)**

- Reviewed maintenance tasks for April. Total Mechanical visit at end of April/early May for HVAC; WeatherPro to do roof inspection; Steve to provide report on the items he inspects.

### **VI. Project Excel Sheet**

- Add details for 2026 projects, including the selected contractor.

### **VII. Old Business**

- Window cleaning scheduled for June 15<sup>th</sup> after completion of exterior painting.
- Wheel stops to be replaced (not affixed) when garage power washing is done.

### **VIII. New Business**

- Ratify –
  - N/A
- Insurance Quote - insurance policy is with Hanover and will remain the
- Blando Quote – garage door inspection/maintenance at \$320/visit, once a quarter on the first Monday. Motion to approve by Grant, second by Jordan. Approved - 5
- Painting Quote, Interior – All common areas and garbage rooms to be painted same as existing. Motion to approve by Grant, second by Jordan. Approved - 5
- Carpetland USA Quote – Will replace the first floor hallway and hardwood floor in exercise room this year and remaining floors in subsequent years. Contractor will meet and bring samples for floor selection.

### **IX. Next Board Meeting – April 30, 2026 at 5 PM**

### **X. Adjournment – 6 PM**