

THE EDGE CONDOMINIUM ASSOCIATION, INC.
Annual Homeowners Meeting

Monday, October 16, 2023

Called to order: Board President Amy Thompson called the meeting to order at 6:00pm

Determine a Quorum: Quorum was met with 38 owners either in person or by proxy.

Proof of Notice of Meeting: Notice of this meeting was mailed to all owner as required by the Association documents and a recorded affidavit of notice is filed with the Association

Approval of Previous Meeting Minutes: Unit 602 made a motion to approve the 2021 minutes, 2022 did not have a quorum. Unit 308 seconded the motion and the motion passed.

President Report (Amy): Garage leak repairs should be starting October 19. The reserve study to begin to review common elements and the outside of building.

2024 Approved Budget:

- Approved budget presented to the ownership.
- Approximate \$22-\$42/unit/month rate increase will take effect January 1, 2024 due to increase costs from all service vendors
- Angela Rosploch, Hunt Management, discussed balances of accounts
- Angela noted the BOD has not used any reserve account dollars.
- BOD looking to increase the reserve funds to future projects to maintain the building from the findings of the Reserve Study.

Election of Officers: 4 positions up for reelection... no nominees presented.. Board reelected.

New Business:

- Owners mentioned ideas for exercise equipment upgrades; Angela asked them to email her the suggestions
- HVAC concerns for the exercise room; have repairs been completed successfully
- 4th floor carpet replacement; looking for extra carpet squares and making the 4th floor hallway a 2024 project
- Unit 308 asked for better communication on leak repairs and alerts

Meeting adjourned 6:38p