

THE EDGE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS - MEETING MINUTES

Thursday, July 21, 2026

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

I. Call to Order - 5:00 PM

II. Approval of Minutes – June 18, 2026 Board Meeting

Motion to approve with changes by Grant, seconded by Jordan. Approved - 5

III. Financials

- Reviewed balance sheet, aging report, reserves, and CD accounts are on track with budget/reserves.
- Reserves have been transferred to a new account with a higher interest rate.
- New water heat expense is currently in maintenance, but we can move this to reserves if need be at the end of the year.

IV. Owner Matters

- Updates on Owner Requests in TownSq
 - Reviewed the status of owner requests; status needs to be updated/current so Board members know the requests have been addressed.
- Unit 510 remediation – drywall/ceiling have been repaired; determining extent of floor repairs, Hunt to get a list of costs from Grinker.
- Unit 604 – Storage Rentals – Resolved.

V. Maintenance Calendar Update(s)

- Reviewed maintenance tasks for June and July.
 - Carpet cleaning scheduled for August 4th
 - Garage power-washing scheduled for August 12th
 - Julia to reach out to Waste Management about recycling being collected with the garbage.

VI. Old Business

- Exterior/Interior painting updates: Dublin has resolved issues noted by residents and we will have the landscape contractor address the grass along the sidewalk when appropriate.
- Total Mechanical quote for plumbing repairs – signed contract and need to get a date for the work to be completed.
- Deep clean of fitness room – Jan Pro – Julia to contact Jan Pro and cover the Board's expectations of what every other month deep clean involves.
- Weather Shield repairs – Julia to reach out to have Weather Shield meet Grant to look at the sealing that has come out since installation and get it fixed; needs to be done asap before the year mark.

VII. New Business

- First floor carpet – installation of carpet and LVP in hallway and gym floor in fitness center on July 23rd and 24th. Julia to reach out to Packerland about sizing and adding a new rug in the loading dock area to the regular mat service contract.

VIII. Next Board Meeting – August 25, 2026 at 5 PM

IX. Adjournment – 5:58 PM