

THE EDGE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS – MEETING MINUTES

Thursday, January 22, 2026

In attendance: Grant Wilson, Jordan Sensibar, Jen Ferguson, Christian Yungbluth, Jeffery Watts (5:30 PM)

Absent: -

I. Call to Order - 5:00 PM

II. Approval of Minutes – December 2025 Board Meeting

Motion to approve by Grant, second by Jordan. Approved - 4

III. Financials

- Reviewed balance sheet, aging report, reserves and CD accounts and are on track with budget/reserves.
- Look into options for higher interest savings account.

IV. Owner Matters

- Updated Rental List
 - No Updates
- Updates on Owner Requests in TownSq
 - Reviewed the status of owner requests; get contractor to fix heater in workout room.

V. Maintenance Calendar Update(s)

- Reviewed maintenance tasks for January and February. Angie to follow up on getting photos of the elevator floor during the inspections to monitor any water issues.

VI. Project Excel Sheet

- Add 2026 building projects from the Reserve Study for tracking.

VII. Old Business

- Dublin Approved Contract - Painting – Scheduled Spring of 2026
- Holton Brothers Approved Contract – EFIS Repairs - Scheduled Spring of 2026
- Lock Boxes - transition to temporary code for Butterfly app for realtors and hanging lockboxes on the door handle of the unit is working so far. Angie will tell owners/realtors this moving forward.
- Initial discussion of steps to implement 2026 projects – Angie to work on getting quotes from contractors for flooring, painting, and alarm systems. Board members should assess areas of the building that need new flooring and painting.

VIII. New Business

- Ratify –
 - Milwaukee Sprinkler Quote for 2026 - Motion to approve by Jordan, second by Grant. Approved - 5
 - Key fob quote and installation - Motion to approve by Jeffery, second by Jordan. Approved – 5. Notice of change will be sent to owners ahead of the new fob reader installation and residents will be able to pick up fobs on set dates/times in the workout room.

- Precision Landscape Quote for 2026 - Motion to approve by Grant, second by Jordan.
Approved - 5
- Storage Lockers – Angie performs an annual audit of the storage lockers and those being rented or used for building storage. Notice will be sent for lockers being used by people not paying rent. Board to decide how to dispose of items collected and placed in units used for the building.
- Alarm Alerts – Angie to have fire alarm company to check alarms.
- Entry Door Repairs – bar is still bent and push lever seems loose; need repairs.

IX. Next Board Meeting – February 26, 2026

X. Adjournment

XI. Executive Session