

THE EDGE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS - MEETING MINUTES

Thursday, June 18, 2026

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

I. Call to Order - 5:00 PM

II. Approval of Minutes – April 30, 2026 Board Meeting

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

III. Financials

- Reviewed balance sheet, aging report, reserves and CD accounts and are on track with budget/reserves.
- Reserves will be transferred to a new account with higher interest rate.

IV. Owner Matters

- Updates on Owner Requests in TownSq
 - Reviewed the status of owner requests; battery in exercise bike is scheduled to be replaced.
- Unit 510 remediation – waiting on proposals for needed repairs.
- Unit 603 – Keys – new lock has been installed and door is secure.
- Unit 604 – Storage Rentals – Julia will get back to owners about which storage units are available.
- Lakefront Brewery event on June 30th – send out reminder notice to residents.

V. Maintenance Calendar Update(s)

- Reviewed maintenance tasks for June and July. Carpet cleaning will be scheduled for July or after new carpet is installed in first floor hallway. Window washing is scheduled for June 25th & 26th. Grant requested cleaning of metal siding be added to contract.

VI. Old Business

- Exterior/Interior painting updates: Dublin requested delaying painting of stairwells as they are behind on other jobs; it will be completed before the end of the year. All other areas are wrapping up soon.
- Total Mechanical -smoke control fans: all life security controls are now working with the panel replacement complete.
- Total Mechanical quote for plumbing repairs: waiting on confirmation and asking for another quote.

VII. New Business

- Ratify -
 - New water heater: Motion to approve by Jeffery, seconded by Grant. Approved – 5
 - Deep clean fitness proposal: Motion to approve by Jeffery, seconded by Christian. Approved – 5
- Window washing proposal including lobby: let residents know to reach out to CWWW directly if they want their windows cleaned during this time.
- Move In/Move Out Policy: many people are not following and coming in through the main entrance. Add an acknowledgment form for owners to sign that demonstrates they are responsible for movers following the rules and fines will be issued for non-compliance. Jen will work on a draft revising language in the rules/regs.
- Resident postings of for-sale parking spots and items: send a communication that these postings should be done on The Edge Facebook page and can be requested for posting in the bulletin board to be hung by the package room; residents should not tape flyers to walls and doors.
- Julia to get a proposal for power-washing the garage.

VIII. Next Board Meeting – July 21, 2026 at 5 PM

IX. Adjournment – 6:01 PM