

The FYI

A Private Residential Community

Newsletter for the Edgewood Townhouse Association

MESSAGE FROM THE BOARD

Preserve • Restore • Maintain

ETA ANNUAL MEETING TUESDAY, OCTOBER 24, 2023

- Annual Meeting: To begin at 7:00 PM.
- Vote Counting: Begins at 7:15 PM. Results will be announced during the meeting, by email, and posted at the Clubhouse.

The election of new Board members will occur at the Annual Meeting held on Tuesday, October 24, 2023 in the Clubhouse starting at 7 PM.

Voting will take place in-person during the Annual Meeting by secret ballot. If you are unable to vote in-person, you may vote by Proxy.

Our Annual Business Meeting is this upcoming Tuesday at 7pm at the Clubhouse. 3 of the 9 positions on our Board of Directors are up for election. We have 3 incumbents running, as well as 8 challengers. We also have 3 vacant seats that will be filled by the board at our next business meeting per the ETA By-laws. We luckily have considerable interest in serving on the board, so should easily be able to fill the vacancies. We'll be hosting an in-person Candidate Forum and Q and A at the clubhouse on Sunday 10/22 at 2pm to give everyone a chance to meet the candidates and ask questions. We'll send out an email to all homeowners with details of which candidates will be attending, as well as post notice on all the mailboxes. Nominees are also accepted from the floor at the Annual Meeting if the nominee is present and accepts the nomination, anyone planning to nominate from the floor is also invited to the Candidate Forum. Proxy ballots were distributed with the Candidate List delivered to all front doors- if you're not available to attend please contact a trusted proxy or contact us here at the board and we'll put you in touch with a community volunteer- your voice matters!

Our Annual Business Meeting is a chance for all of you to attend and ask questions and express any concerns. We'll be presenting our Annual 2024 Operating and Reserve Budget as well as our current financial statement. Our annual reserve study update will likely not be available at the annual meeting, but I am committing to all homeowners that it will be available as required by the end of the year.

All of us on the board are committed to representing you- the homeowners here at Edgewood. We'll be moving forward to allow greater comment and participation at meetings. Our best decisions are made with the greatest possible input from those of you that we represent. Each board member has an equal and important voice, and speaks not only for themselves, but for the homeowners that we represent. Board officers have greater responsibilities, but not a greater voice in our deliberations. We're moving forward to a more collaborative board, where all opinions are given equal weight- including yours.

Merryn Gregory, President, Edgewood Townhouse Assn. board@etaboard.org

SPECIAL NOTICE

Homeowner Dues are due on the first of each month. If using US Mail send to Edgewood Townhouse Association, 95 Westbrook Way, Eugene, OR 97405

Clubhouse WiFi Password:
ww95ww95@E

UPCOMING EVENTS

Annual Open Forum Business Meeting and Voting:

Tuesday, October 24, 2023, 7 PM, Clubhouse

ETA Regular Board of Directors Business Meeting:

Tuesday, November 14, 2023, 6:30 PM, Clubhouse

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Sharon Kimble, Editor
Email: fyi.editor@etaboard.org

Board of Directors Candidate Statements

Darell Bidstrup

I have six and a half years of experience as an ETA Board member. I was Vice-president for 2 years. During that time, I kept an open mind and was looked to as a voice that offered new ideas, spoke my mind and was always truthful.

- A life-time in construction and architecture, managing bids, and signing contracts.
- Decades of work on landscapes professionally.
- Self-employed, motivated, responsible, and successful.

Peggy Campbell

I am interested in becoming involved in the Edgewood Community, to meet neighbors, and work together on projects. I served as secretary on the board of a small water district in Vida, Oregon. I enjoyed the responsibility and the people in the district. I taught English at Newberg High School, and I became vice principal. I was a counselor at Neah-Kah-Nie High School in Rockaway Beach, Oregon. I was also a counselor at McKenzie High School. I work well with people, listen to concerns, and collaborate to solve issues.

Jan Connell (Incumbant)

I am currently a board member and would like to continue on. My interests include landscaping, group management and conflict resolution.

Simone d'Aubigne

I live in one of the two single-storied houses that face Brookside. I have lived here for 15 years and have watched many ups and downs in our community. You might recognize me as the woman who is always walking her Black Goldendoodle.

I worked as a graphic artist, architectural and interior designer, and art teacher of adults and children for 35 years. I then changed directions and taught English as a Second Language for 10 years until I retired in June 2020. I had planned to move when I retired but realized during the pandemic how much I loved living in our community, so decided that this would be my base while visiting children and grandchildren in Portland and White Salmon, WA.

When I first moved here, I was more active in our group, attending many social functions and being chairperson of the Architectural Committee before it was abolished. With time, my job as a teacher became very time consuming and so I had to take a step back from my involvement.

I have recently started a new career as an Aquatic Exercise Instructor teaching Deep Water Aerobics and Arthritis movement class. I am looking forward to fine tuning my skills in that and becoming a valuable member of the YMCA.

I have a Bachelor degree in Education and Masters degree in Architecture and Education. I feel my education and work experiences would be of value to the Board and the Edgewood Community.

I feel we need to have a strong Board and would like to take a bigger part in creating that and building a stronger Edgewood community.

Christine Donahue

I have served on many Boards and various Advisory Committees over the years including 5 years on Edgewood Townhouse Association Board of Directors. I also served as President of the Board for the Association for two years. I understand duties and fiducial responsibilities required of those volunteers serving on the Board, and I offer my experience, thoughtfulness, leadership, and good judgement to the Association.

Merryn Gregory (Incumbant)

Hi, I'm Merryn Gregory and I'm hoping to continue to represent you for another term on the board. I've lived here at Edgewood since 2011 and first joined the board at the end of 2018.

I own and operate a limousine service here in Eugene and have spent the vast majority of my professional life in small business. I believe that helps me to bring an important perspective and diversity of thought to our board. I'm used to working with limited budgets and understanding how important it is to make sure the dollars we spend are bringing us the greatest benefit possible. I'm very proud of the work we did as a board to put a reserve study in place and one of my main priorities is to ensure that we continue

to update it so that we can move forward to a sustainable financial future. Finances are always a key concern in an older community like ours- I'm committed to making sure that we have the best information possible to allow us to maximize our funds. Communication and follow-through are also hugely important to me; the best decisions are ones that reflect the will of our entire community.

Edgewood is truly a beautiful and special community that I feel lucky to be a part of. I hope to continue to be able to serve to represent all of you.

Connie Hirsch (Incumbant)

My main qualification to serve on the Board is that I have lived here long enough (8 years) to be familiar with how the HOA is run and the difficulties we face. During that time I've attended many board meetings as well as provided support for HOA financial operations particularly with regard to budgeting and financial forecasting.

I have been retired for 20 years and before that earned an MBA with an emphasis in accounting. I spent 25 years working in a management capacity. On a personal note, I grew up in New York and have lived in five states and three countries.

Larry Kenton

I served as a member of the Edgewood Townhouse Board of Directors as an at-large-director for 3 years. I have been an owner and owner at Edgewood for nearly 15 years. I believe my experience and good judgement would well serve the Board at this time. I also have experience serving on the Board of Directors for the Salem Symphony in Salem, Oregon.

I wish to ensure that the values of each homeowners' investment continues to increase and fiducial responsibility is the basis of decision-making.

Sonja Kurhanewicz

Sonja has removed her name from consideration as a Board director

Bruce Trafton

I have lived at Edgewood since 1994 and have served this association in many capacities – Grounds Committee Chair, Board member, Vice President, Clubhouse Social Chair, President of the Board for nine years, 2009-2018. I also volunteered as the Welcome Committee coordinator for the Association. I believe it is time to bring new leadership to the Board.

I always held my fiducial responsibilities and encouraging respectful collaborations among the membership as the most important reasons for serving on the Board. I believe it is time to bring proven leadership to the Board at this time.

I have the health, time, and experience to bring reasonableness, collaboration, and good-judgement to the Board. Furthermore, I have a long history of the many positive and successful events that occurred at Edgewood since 1994. It would be an honor to serve again.

Suzy Hess Wojcik

I have been a long-time resident of Edgewood Townhouse (1993), previous board member, and secretary of ETA Board.

Experience:

National level: Vice-chair of USA Track & Field Masters committee. Secretary of USATF Masters Committee

State & Local: Oregon Track Club board member & secretary. Oregon Track Club Masters-secretary and board member.

Professional: Publisher-owner of National Masters News (Track & Field newspaper for athletes 30+) Certified Official Emeritus Hayward Field 27 years.

Interests: Masters athlete & medal winner 1989 to present. Senior games competitor & medal winner. Westfalia VW campers club.

Edgewood Townhouse Assn. October Monthly Board
Business Meeting
October 10, 2023
NOTES AND OBSERVATIONS SURROUNDING THE
CANCELLED MEETING

The regular October board business meeting on October 12th was cancelled due to a lack of quorum. Attending were Sheila Dorsey, JoAnn Wilson, and Ray Czerwinski. Absent members were Dan Goodlett, Merryn Gregory, Wayne Russell, Connie Hirsch, Patricia Mullen, and Jan Connell. Sheila Dorsey confirmed at 6:35pm that there was not a quorum necessary to hold the meeting

As Acting President, Sheila chose to conduct the remaining meetings in person. She had the support of the other 2 Board officers. Several of the 6 at large board members expressed their concern via email prior to the meeting that moving to an in-person meeting would deliberately exclude multiple board members who had previously stated they would not be able to attend this meeting in person. This exclusion would have had the effect of disallowing multiple members to vote. They also mentioned that there had been a decision at the September meeting that the October meeting would take place via Zoom and that the meeting should proceed as previously decided with an opportunity for the full board to vote on the format of future meetings.

EDGEWOOD TOWNEHOUSE ASSOCIATION VIDEOCONFERENCE:
SPECIAL MEETING
BOARD OF DIRECTORS
October 17, 2023

IF YOU DESIRE THE RAW TRANSCRIPT OR RAW VIDEO OF THIS MEETING, PLEASE SEND AN EMAIL TO
board@etaboard.org.

Call to Order: Dan Goodlett called the Special Meeting to order at 6:35 pm. He reported that he, along with Merryn Gregory, called this Special Meeting, in compliance with Article VII, Section 2 of the ByLaws. The purpose of the meeting was to elect new officers in light of the resignations from the Board of Sheila Dorsey, Vice President and acting President, and Ray Czerwinski, Treasurer, and Dan Goodlett stepping down from the office of President; as well as to provide information and receive feedback from homeowners regarding recent issues or concerns. Board members present were: Dan Goodlett, Jan Connell, Merryn Gregory, Connie Hirsch, Patricia Mullen and Wayne Russell. Also present was Frank Gaddini, ETA Facilities & Operations Director. Thirty-one homeowners attended.

Dan Goodlett requested that a Chairperson Pro Tem be selected to conduct the meeting. Merryn Gregory was selected with unanimous vote by Board members.

Election of Officers: Merryn Gregory informed everyone of the above resignations of Officers of the Board. She requested nominations: Patricia Mullen nominated Merryn Gregory for President; Jan Connell seconded the nomination which was accepted by Merryn; a unanimous vote by all Board members followed. Wayne Russell nominated Patricia Mullen for Vice President; Dan Goodlett seconded the nomination which was accepted by Patricia; a unanimous vote by all Board members followed. Merryn Gregory nominated Dan Goodlett for Treasurer; Connie Hirsch seconded the nomination which was accepted by Dan; a unanimous vote by all Board members followed.

Discussion

Merryn Gregory thanked everyone for coming to this videoconference and began a discussion about the status of our monthly Board meetings. She reported that the Association has been using Zoom for two and a half years, long after the end of the Oregon and federal COVID emergency precautions were lifted. She further indicated that the Board has at least a couple of members who are unable to. She requested input from the community so that the full Board could make the decision indicating that she believes that "we make much better decisions when we have input from both the community and all of our Board members." Merryn reported that her personal recommendation/preference would be to keep the status quo on zoom until the new Board is in place in January, 2024, allowing the next board to decide. She further reported that this would give the Board the opportunity to talk with people in the community, think it through and discuss pros and cons thoroughly.

Patricia asked about the possibility of hybrid meetings to accommodate the desire in the community for in-person interactions. Dan reported on the challenges we have had in the past with hybrid meetings. Paul Turpin placed a message on the Chat with some ideas for hybrid meetings for us to consider. Other suggestions arose involving having "viewing" of Zoom meetings in the clubhouse. Concern was also voiced about the possibility of a surge of COVID in the upcoming months and possible spread within the community with in-person meetings. The discussion turned to keeping Zoom until the next Board is seated and exploring possibilities in the next months for other options.

This discussion led to questions about Board members "boycotting" the scheduled meeting for October 10th. Merryn reported that, during the September 12th Board meeting, there was a decision made to utilize Zoom for the October meeting with the knowledge that several Board members would not be able to attend in-person. She further clarified that, although Board Officers have additional responsibilities with an extra workload, they do not have additional decision-making power. The decision to eliminate Zoom for the October meeting was made by three Board officers less than a week prior to the 10th, thus preventing several Board members from participating. Dan Goodlett reported that he was the only person mentioning a "boycott" after he learned of the decision to eliminate Zoom, thus eliminating several Board members, and seeing that the only new business item on the agenda for the October 10th meeting was to rescind the vote on the landscape proposal supported 6 to 2 the previous month. The absences would have allowed this decision to be rescinded. The community voted for all nine Board members to make decisions, not just a few.

Merryn mentioned that by the very nature of a Board of Directors, there will be times when individual Board members are on the winning as well as the losing side of the vote. Disagreement is natural and often beneficial in a group. Learning to win and to lose with grace is a skill that all Board members need to learn and accept as part of the Code of Conduct.

Louanne Czerwinski brought up concerns regarding an updated Reserve Study; Oregon State Law requiring a financial audit; her difficulties receiving emails; and her strong recommendation that all Board members have a financial background as well as an in-depth knowledge of the ByLaws and CC&Rs. Merryn reported that she and other Board members have been advocating for clearer financial information and an updated Reserve Study.

Linda Sage discussed her concerns that she received a list of 11 candidates for the upcoming election and would like to have a Candidate Meeting to learn about what skills they bring, why they want to join the Board and what they think about the direction the Association is taking. She mentioned that the ByLaws indicate that the list of candidates should be published 30 days prior to the election. Patricia suggested having a Candidate Question & Answer Forum on Sunday, October 22nd with all prospective candidates. All Board members indicated support for this idea. Merryn will reach out to all candidates regarding their availability on this date and send out a notice to homeowners. Marilyn Cohen requested that the Forum should include anyone intending to nominate themselves or someone else from the floor on election night as well.

Darell Bidstrup voiced concern regarding the Board and an apology he had requested from Dan Goodlett after Darell sent a letter to the Board. Dan asked if he could respond to the issue Darell referred to that occurred August, 2023. Dan reported that he received emails involving an official complaint from two homeowners against another homeowner. Dan had reviewed the Association's governing documents regarding disputes between homeowners which referenced the Board arranging for services of an impartial professional arbitrator. Dan called a Special Confidential Executive Session of the Board to ensure that he had agreement from the Board regarding the policy. A majority of the Board agreed and Dan began to search for such an arbitrator. Prior to the completion of the search, the homeowner who was the subject of the complaint sent an email to the Board stating that he had learned about the confidential Executive Session, was under the impression it was some sort of "kangaroo court" and was angry that he had not been given the opportunity to voice his side of the story. Dan reported that no written complaints or names were shared during the Executive Session, rather the Board opinion regarding pursuing an arbitrator was requested. Dan further reported that he was deeply disappointed that one of the Board members had breached confidentiality of the Executive Session. Other Board members then spoke up with concern that the breach of confidentiality, not only subjected Dan to verbal abuse from that homeowner, but also potentially subjected the complaining parties to abuse or put their safety in jeopardy due to the nature of the complaints.

Doug Dollemore spoke about concerns regarding the landscape proposal from September 12th and the plan to end the contract with Medallion and utilize contract workers under Frank's supervision, similar to the young people he has employed here for many years to assist him with the grounds. Ruth Kenney spoke about the creation of her proposal. She reported that ETA is spending close to \$50,000/year for the current landscaping service. She described concerns she has with the current provider (e.g. mowing when not needed, leaving big ruts throughout the grass).

She described the sequence of planning with Frank, after detailing the services we need, he was going to check into other companies, their services, and if we could have better services and save money. To her knowledge, that information was not obtained. So, she developed a proposal utilizing contract workers, such as the current workers he uses to repair irrigation/drainage, etc., and train them to mow, edge, and blow leaves. She indicated that the pay would be approximately \$22/hour rather than the \$1000.00/week (or \$65/hour) we currently pay. She further indicated that she and Frank spent 2+hours detailing the proposal and that Frank had selected the date of January 1, 2024 as the start date. She reported that this was the proposal that was on the agenda last week to be rescinded; however, no Board member had reached out to her with concerns regarding it. Per Frank Gaddini, he has not had a chance to send out the Request for Proposals to any landscaping vendors. He reported that he had decided to post flyers for recruitment at the University in their landscape architecture department, but he had not received any inquiries. Patricia suggested that he broaden the search outside of that University department.

Frank Gaddini reported that he, Ray Czerwinski, Connie Hirsch, Paul Turpin and Dan Goodlett had all been working on updating the Reserve Study. Connie indicated that it should be completed and available by the end of the year. Ray discussed his interactions with the Schwindt accounting firm regarding our Reserve Study.

Ray provided information regarding the reporting that is mandated by Oregon Statute 94.595, Operating & Reserve Budgets which must be approved annually at the Annual Meeting, and the Reserve Study requirements. There was significant discussion regarding the budgets, and the rise in inflation with regard to our reserve funds, repairs and roofing.

The following is a summary of the information regarding the Reserve Study provided by Connie, Frank, Paul Turpin, Dan Goodlett and Ray Czerwinski. The purpose of a Reserve Study is to provide reliable information about two important indicators of an HOA's financial health.

Frank Gaddini addressed the first: keeping records of all the work that has been done and the work still to be done. "Work" here refers to long-term maintenance projects such as roof replacement and exterior painting. Connie Hirsch commented on the complexity of the record-keeping Frank has accomplished. Twelve types of long-term maintenance tasks as well as nine categories of additional information must be recorded for each and every unit. Imagine the focus required! The second indicator a Reserve Study provides is an estimate of how long it will take to complete work that is still on the table and how much money is required to do that. Ray Czerwinski worked with indefatigable persistence on double checking Frank's work and using the information Frank gathered to create a year to year cash flow forecast with respect to reserve funding. He pointed out that current calculations show a deficit of \$140,000 in 2026, if all the work were to be completed by the end of that year. He also stressed the importance of an HOA's legal requirement to maintain a regularly updated Reserve Study. Dan Goodlett emphasized that Edgewood's Reserve Study is tailored to the very particular needs of our buildings and, as such, is far more realistic and useful than the basic reserve studies HOA's pay accounting firms to do. Finally, Paul Turpin stressed the necessity of communicating to homeowners how the 2021 Special Assessment dollars have been spent so far, for example, how high inflation rates were impossible to foresee at the time the assessment was determined which resulted in the funding being spent faster than predicted.

Marilyn Cohen stated that she has some ideas to save money with our insurance. She spent considerable time a year ago researching insurance for the Association. Merryn mentioned that this is a critical issue for us and we need to spend more time than we have tonight. She reported that we have a very substantial claim going through that is going to drastically impact our insurance and our position in the insurance market. We will schedule time in the future to address this issue.

Merryn announced that the Board is interested in receiving information and feedback from homeowners. Please reach out to the Board at board@etaboard.org or Merryn at boardmember9@etaboard.org.

Merryn made a motion to “have a Question & Answer Candidate Forum, tentatively Sunday October 22, 2023 for homeowners to talk with prospective candidates for the Board of Directors”. Patricia seconded the motion with a unanimous vote to do so. Merryn will send out an email to all homeowners once she has contacted the candidates and finalized the time(s). We may have an in-person forum as well as one on Zoom.

Patricia made a motion that all Board Meetings will be via Zoom until the next Board is seated. Merryn seconded the motion with a unanimous vote to do so. We will also be exploring ways to have hybrid meetings.

Frank discussed the typical format for the Annual Meeting including election of new Board members, presentation of the Annual Budgets and approval of the Budgets, and compliance with 1120(H) by a vote by the annual members. Once the ballots are tabulated, an announcement of new Board members will be made via email. The Annual Meeting will be Tuesday, October 24, 2023 at 7:00pm in the clubhouse.

Doug Dollemore asked for clarification that each household receives 1 vote. That was answered affirmatively. He had also commented that he and his wife did not receive the email for this meeting. Patricia asked that the email list be updated with all new homeowners.

Ingrid Wendt asked if volunteers had been found to assist with the voting process. Frank indicated that JoAnn Wilson, Secretary, had arranged for four homeowners to count and be observers.

Adjournment: Merryn thanked everyone for the thoughtful discussion and adjourned the meeting at 9:07pm.

Looking Back Over September 2023 Facilities and Operations Report, Operations Report,

Frank L. Gaddini, etadirector@email.com

September was a month to remember. The weather was gentle. September reminds us of the end of summer and the beginning of autumn and the beginning of another new academic year.

During September 2023, we recorded and completed eighty-three (150) jobs of which 19 jobs were Reserve Study projects. The spotlight of our work was the re-roofing of 50 and 60 Brae Burn Drive. Another focus for our Reserve Study projects included paint projects at 133 and 147 Westbrook Way, as well as specific elevations at 132, 136, 140, 148, and 152 Brae Burn Drive. The other Reserve Study work we completed included the removal, disposal, and installation of new gutters at 70 and 110 Brae Burn Drive.

Our routine Operations maintenance continues on with seasonal work which saw the closing of the Pool on Sunday, September 17, 2023. During the Pool season, one-thousand-forty-four (1,044) users signed into the Pool Sign-Up Record. At the end of the season, we discovered that an Edgewood Townhouse owner gave the Pool code to non-residents to access the Pool facility. So we must presume that there were actually up to fifty (50) more users of the Pool than actually recorded.

The yellowjackets continued to be aggressive with hot weather and as they near the end of their life cycle. During the month, four more yellowjacket hives were abated.

We also noted that rats were being reported in the southwest corner of the community. Our pest control contractor reported that our rat bait stations were nearly all empty, meaning that there was a good deal of rat activity in the area. During our maintenance, we did discover dead rats on the grounds.

Edgewood is a beautiful community. We are all so lucky to reside, recreate, and enjoy our park-like community.