

CORNERSTONE HOMES OF RICHMOND HILL

President: Mary Ditchey (expire 03/2018)
Vice President: Joleen Shook (expire 03/2019)
Secretary: Vacant
Treasurer: Randall Reilly (expire 03/2018)
At-Large: Scott Fenton (expire 03/2018)

2018 Annual Condo Association Meeting Minutes

March 21, 2018

Location: East Madison Police Department, 809 S Thompson Dr. Madison, WI 53714

The 2018 Annual Meeting was called to order at 7:01 p.m.

Members present were as follows: (14 needed for a quorum)

1. Ryan/Brett Randall
2. Maribeth Mohr
3. Ronnelle Wedig
4. Rich Nodorft
5. Mary Ditchey
7. Joleen Shook
11. Randall Reilly
12. Verallyn Cline
14. Mary Lee Rossmassler (Proxy)
15. Scott Fenton
16. William Wiest (proxy)
17. Cynthia Korbol
18. Jerry Johnson
19. Lee Lentz
20. Laurie Ross

2017 Annual Meeting Minutes

A motion was made to approve the 2017 annual meeting minutes. Joleen Shook seconded the motion and the motion carried.

Old Business/President Report;

- Lift Stations- Two pumps in the lift station were replaced last year. They were previously replaced in the summer of 2016. We have spent \$20,000 in less than a year to replace the pumps twice. The pumps burned out due to the fact that wipes and tampons are wrapping around the floats and motors, this causes them to burn out. PLEASE DO NOT FLUSH THESE ITEMS. The packaging may say that they are flushable, but they are not. Monona Plumbing has been inspecting them every 2-3 months and they have not found any issues. We will reduce the inspections to every six months.
- All Association DOCS can be found on the DSI website; www.dsirealestate.com. Please share the website info with all new owners.
- Mary Ditchey presented the President Report;
 - a. We are in a good place as an association. The Board was busy in 2017 with maintenance items that needed to be done;
 - i. Culvert was cracked and needed to be repaired; this helped resolve a drainage issue near Buckeye.
 - ii. There were additional drainage issues behind 6145-6147 that was repaired. This repair did cause additional leaks to units in 6145 so we had this area assessed by an engineer to see if we can get the grading fixed.
 - iii. All buildings were power washed.

- iv. Sidewalks were repaired for 6 units. It was decided to fix the most pressing issues first.
- v. We also fixed other little items. The total cost of maintenance for 2017 was roughly \$36,000.
- Joleen Shook addressed the group regarding the items that she completed in 2017
 - a. Condo Docs updated
 - i. Rules were updated as they were outdated and needed to be re-evaluated.
 - ii. Adjusted the parking rules/regulations to allow owners to use the additional parking stalls. Previously the rules stated that only visitors can use the additional parking stalls. All of these Documents are located on the DSI website; www.dsirealestate.com

Treasurers Report-Randy

2017 proved to be a good year.

- We projected to add 15% of dues to our Reserves Fund. However, we were able to add 21.1% of receivables. Some of this surplus will carry over in to 2018 to be used on maintenance items.
- We were able to save more since we spent less on snow removal than anticipated. Most items were under budget with the exception of general maintenance which was discussed previously, and Insurance. We switched from State Farm to American Family.
- We actually took in less income this year due to the foreclosure of one unit. This foreclosure resulted in the loss of \$3,775 in condo dues.
- The Association is in good shape, there is no need to increase dues at this time. We may need to increase to \$240 in 2019.
- The 2018 proposed budget includes the following maintenance items;

Building	Unit #	Issue	Estimate	Comments
All	All	Replace edging	\$8,200	2018 One-Time expense
		Remove fence along Buckeye	\$380	2018 General maintenance
All	All	Paint front entry trim on all units	\$2,000	2018 General maintenance
6167/6175	1-4	Erosion along 6167 #1 and driveway between 6167/6175 facing tree line	\$1,480-\$2,250	2018 General maintenance
6145/6147	2/4	Drainage issue along Buckeye	Engineer to assess erosion to address Laurie Ross's concern	
All	All	Replace driveways	\$51,900-\$97,721	Long-term
All	All	Replace decks	TBD	Long-term
TBD	TBD	Downspout	TBD	Long-term

The 2018 budget was approved.

New Business;

- **Elections;**
 There are currently 3 open Board positions. Each position is typically a 3 year term. We have changed the structure to 5 Board members instead of 7.
 Please note that whether or not you are a Board member, all meetings are open to all homeowners. Please feel free to come if you are interested.

It was decided that the following homeowners would take the following positions for the noted time period;

- Joleen Shook-President 2 years left
- Scott Fenton-Vice President-1 year term
- Cindy Korbol-Treasurer-3 Year Term
- Randy Reilly will stay on and help as needed.
- Laurie Ross –At Large Member 3 Year Term
- Lee Lentz-At large member-3 Year Term

The Board will hold Quarterly Meetings, additional meetings will be held on an as needed basis.

Please consider being on the Board, the commitment is about 25% of what is used to be before DSI was hired to help. It is a good way to get to know your community.

Other Business;

Parking

- a. There are several abandoned vehicles parked in the visitor parking stalls. This is making it difficult for owners to utilize parking.
 - i. Three of the vehicles have been stickered and will be towed this week if necessary. We will be sure to sticker the others.
 - ii. It was suggested to start a new parking permit system so we can know if these vehicles belong to owners or not. The Board will review options and report back.
- b. If you do park in your drive, please be aware of your neighbors and be respectful. Do not block their entry or exit.
- c. It was discussed to add a Speed and Parking policy in the Rules and Regulations. It was also suggested to add Private Property signs.

Tree in front of 6143-1.

- a. This tree is enveloping the street light next to it. Can we look in to getting this tree removed? Shandar will get a bid for removal.

Trash Bins

- a. Please be sure to only put your trash bins out less than 12 hours prior to pick up and remove them ASAP after pick up. Too many owners are leaving theirs out for extended periods of time. Also, please do not place them in front of any mailboxes.

Adjournment;

Since there was no additional business, the meeting was adjourned at 8:23 pm

Note; A 3 year Board term warrants one month of free condo dues.