
***Courtyard Condominium at the Crossing
Owners Association, Inc.***

**2018 Annual Meeting Minutes
March 19, 2018**

DSI Real Estate Group, Inc.

Shandar Hoagland

Homeowners Present:

Adam Allison

Matthew Bauman

Charlotte Benetti-Via Proxy

Melinda Butcher

Cheryl Court

Dale Daulo

Fredrick Dunkerson

Melanie Ertz

Felictious Ferington

Kelly Higgins

Cheryl Ignatowski

Amy Kimball-Via Proxy

Mary Langenohl

Kevin Lawton

Jennifer Loeb

Todd Reck

Bryan Schalburg

Rebecca Swank

Paige Tapp

Lisa Tew & Michael Babler

Diane Tigges

Dennis & Darla Wessel

Sara Whirry

Andy Yadro

Lisa Ziegler

Another owner was present, but
did not sign in.

A. MEETING LOCATION

Verona Library

B. MEETING START

Meeting schedule start: 6:30 p.m.

Meeting actual start: 6:33 p.m.

Meeting scribe: Kelly Higgins

C. AGENDA

- **Roll Call**
 - Roll call is obtained via the sign in sheet
- **Proof of Notice of Hearing**
 - Shandar displayed the mailed notice of hearing
- **Proof of Quorum**
 - The requisite 51% of all homeowners were present
 - 26 of 44 units represented
- **Reading of Minutes of Preceding Annual Meeting**

- Meeting minutes from the 2017 Annual Meeting were provided and read silently. There were no questions and the 2017 meeting minutes were approved.
- **Report of Officers**
 - Board members, Andy Yadro, Kelly Higgins, Michael Babler and Todd Reck introduced themselves.
 - It was explained that the Board of Directors is acting as a committee, each with equal say rather than anyone holding positions.
- **Report of Committees**
 - There are currently no established association committees.
 - The Board welcomes the formation of any committees that any members would propose.
 - No committees were suggested.
- **Election of Board of Directors**
 - We did have a quorum and elected the following homeowner's to the Board of Directors; **Andy Yadro, Michael Babler, Kelly Higgins and Todd Reck have volunteered to stay on the Board for another year. Donna Hurd also volunteered to be on the Board again.**
 - Contact information for each board member will be forthcoming.
- **Unfinished Business**
 - a. White Railings in Front
 - i. It was the judgement of a previous Board that these are the responsibility of individual property owners
 - ii. The Board encourages you to look into getting them painted and/or replaced to maintain the collective appearance of the property

There is a concern about the concrete steps needing to be fixed before people update their railings. One suggestion was made to have the nails replaced to prevent the rusting. Shandar will notify the association about Action Fence – the company used by residents the last few years. The more people who go in, the cheaper it will be.
 - b. Window Repair Project
 - i. There are several units on East Pass with windows in main level front room that are leaking
 - ii. Contractor has been hired and repairs underway
 - iii. All of the units with this problem seem to be on the north side of East Pass, if yours is leaking as well, please contact Shandar or the Board

If you have issues, email Shandar.
 - c. Parking Lots

Implementing a parking policy was suggested, with concerns for and against such policy. Since we had a quorum, a vote accorded, and the creation of a parking policy was voted down. If there is long term parking issues, let board and/or Shandar know.

as we aren't having issues with DSI. Some members felt it was a reasonable price and really impressed with work order turnaround time. Since we had quorum, all (except 3) voted yes to continue with DSI for 3 years.

f. New Landscaping and Snow Removal Contract

i. Issues with Greenscapes

1. Shandar and the Board are disappointed with the Greenscapes
2. We have also received complaints from numerous association members regarding their maintenance of the landscape and their snow removal plans this year
3. Apparently the guy who Andy worked with at Greenscapes left
4. Does anyone have an objection to changing companies?
5. Does anyone have a suggestion for who we might use?

ii. COMMENTS: If there is anything in particular you would like to see done in the new contract, please email Shandar or the Board

iii. Board will review bids and send out an announcement

Shandar was asked to get referrals from current associations/homeowners using the landscaping companies we have bids from.

Melinda Butcher volunteered to help the board in the selection of the landscaping companies. The Board will meet in early April to choose a landscaping company, with CLEAR expectations laid out.

Shandar will also call the city and ask about doing sidewalk shavings around our buildings.

g. Power Washing the Siding

i. Shandar and the Board are looking into getting bids to clean the exterior siding

1. If it is not prohibitively expensive, we would like to do it
2. Does anyone have any questions/concerns with having this done?

ii. Once a date has been arranged to do this, we will send out an email

No questions/concerns. Members would like to see it done. Board/Shandar will continue to look at pricing options.

h. Concrete Step Repair

i. Shandar and the Board are aware that in some units the concrete steps in the front are settling in ways where they may become a safety issue

ii. We are looking into bids to get this done

1. Current bid from Olson and Toon is for \$16,972.50

- iii. Board is discussing having this done
- iv. Does anyone have any questions/concerns with having this done?

No objections, we just need to let residents know well ahead of time if their steps are going to be repaired.

- i. Tree Trimming and Insecticide Treatment
 - i. Shandar and the Board are looking into the maintenance of our trees
 - ii. We are looking into bids to get this done
 - 1. Current bid from Boley is for \$4,684.21
 - iii. Board is discussing having this done
 - iv. Does anyone have any questions/concerns with having this done?

Some felt this was expensive and didn't know that landscaping companies don't do tree trimming and insecticide.

- **Review Budget**

- i. The Board is proposing an incremental increase to the association fees
 - 1. May 1, 2018: Increase from \$161 to \$180 per month
 - 2. May 1, 2019: Increase from \$180 to \$200 per month
- v. Why are we asking for this?
 - 1. Much of this is already outlined in the memo
 - 2. Need to pivot from an association with new buildings to an association with building that are going to need the types of standard repairs that all buildings in Wisconsin need
 - a. Window repair project that is underway
 - b. New roofs are in the not too distant future
 - c. Driveways may need work soon
 - d. Many of these repairs are not an option, they are a required collective expense are members of a condo association
 - 3. Results of the survey
 - a. Recall that we did an online survey of the association in the fall
 - i. Lists several things people would like fixed
 - ii. Repair of concrete steps
 - iii. Power-washing
 - iv. Sprucing up the landscaping
 - b. Many already expressed a willingness to pay more fees
 - 4. Relative size of our reserve fund
 - a. Shandar informs us that other associations of a similar size have 100,000s of thousands in bank

5. We can either set aside a small amount every month to prepare, or we can wait and send out large assessments when projects come up
- vi. Does anyone have any questions, concerns, or objections to this?

People would like to see roof bids – some people believe our roofs are in good shape.

We had 3 “proxy” yes votes. Everyone, except one person, at the meeting voted yes for the fee increase of \$20 in 2018 and another \$20 in 2019

- j. Your Condo Association
 - i. We all collectively own this Association and the buildings we live in
 - ii. Consequently we all shoulder the burden of taking care of them
 - iii. Your Condo Board cannot do this along
 - iv. We invite you to become involved in the association, there are and will probably always be projects that need worked on

Questions were raised on recourse to original builders

– former board members and DSI have looked this into – contractors no longer exist, and some building companies aren’t even in business.

Some members brought up issues with back door siding issues that caused door and flooring damages. Send issues to Shandar.

There was a satellite sighting, so Shandar reminded no satellites on buildings.

One resident asked about the City picking up garbage and recycling outside of our garages, like the association across the street.

The City of Madison will not collect on a private street. If we wanted to have trash picked up by the garages, we would need to hire a private company to do so.

D. ADJOURNMENT

The meeting officially adjourned at approximately 7:32 p.m., although resident conversation continued past this time.