

# ***CORNERSTONE HOMES OF RICHMOND HILL***

Joleen Shook – President (term expires 3/2020)  
Scott Fenton– Vice President (term expires 3/2019)  
Cynthia Korbol– Treasurer (term expires 3/2021)  
Laurie Ross - At Large (term expires 3/2021)  
Lee Lentz-At Large (term expires 3/2021)

## **2019 Annual Condo Association Meeting Minutes**

March 6, 2019

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

The 2019 Annual Meeting was called to order at 7:03 p.m.

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

1. Ryan Randall
2. William Weist (Proxy)
3. Ronnelle Wedig
4. Rich Nodorft
5. Mary Ditchey (Proxy)
6. Joleen Shook
7. Randall Reilly
8. Verallyn Cline
9. Mary Lee Rossmassler (Proxy)
10. Scott Fenton
11. Michael & Patricia Larsen
12. Cynthia Korbol
13. Jim Ryan
14. Lee Lentz
15. Robert & Liz Szczys
16. Carrie Ferguson

### **2018 Annual Meeting Minutes**

A motion was made to approve the 2018 annual meeting minutes. Joleen Shook seconded the motion and the motion carried.

### **Old Business/President Report-Joleen Shook;**

- Lift Stations- No new issues to report. The last inspection came back of a report of all clean. Please continue to refrain from flushing wipes and other items.
- Abandoned Vehicles-there were vehicles in the parking lot that hadn't moved in some time. An email was sent to all owners and the vehicles were not moved so they were thought to have been abandoned. They were towed.
- Trash bin placement is still an issue. Please be sure to not place them too close to each other or in the apron of the driveway. Please be sure you place them in a location that does not block any mailboxes.
- Due to the excessive snow this winter and the need for parking spots to be available to residents and guests, it is very important to have all spots cleared of snow. So please let the Board know if you notice a vehicle that does not move for some time so we can find the owner and get it moved so snow removal can be done.
- We had a tree removed from the greenspace in front of 6143/45 since it was growing around a light pole.
- The Squirrel issue in the attic of 6151/6153 has not been resolved. Pest control was out last fall to remove the squirrels and Legacy Exteriors out to repair the soffit. It is likely that the squirrels damaged the soffit again to find an entrance to the building. We will have it addressed. In 2018 all the trees in the association were trimmed, this should help alleviate the squirrel's access to the roofs.

- A couple reminders about snow removal,
  - a. We still need to dump salt down the sewer drain in front of 6147 regularly in the winter so it will remain open. We will be sure our vendors are aware.
  - b. We may need to haul snow away from the association if the snow continues to fall the way it has this year. This is a very large cost, but it may need to be done since we are running out of places to put the snow.
- G&K have decided to not renew their contract. We have requested bids from Olson Toon, Earthscapes, Messners and A Plus Lawncare. It was decided by the Board to move forward with Messners since the cost was relatively similar to G&K.
- The Board was able to complete lots of several projects last year;
  - a. Three units had cracks in their basement utility rooms that were letting in water. Badger Basement was able to do the repairs.
    - Badger Basement recommended that we have sump pumps installed in each building to help alleviate the water entering the units. Each building should have one sump pump installed. It was discussed at length as to whether the association should pay for the sump pumps or not. After a lengthy discussion, it was decided to table this discussion until all the details could be confirmed. A final decision will be made in the future.
  - b. Downspout repairs were done to all units.
  - c. Tree Removal in front of 6143 was done.
  - d. Tree trimming throughout.
  - e. Fence along Buckeye was removed.
  - f. All the mailboxes were replaced.
  - g. Replaced landscape edging throughout.
  - h. Repaired 40 areas of sunken pavement.
- Driveway/Asphalt replacement is needed throughout the association.
  - a. The cost to tear up, regrade and redo all the driveways and loop would be roughly \$114-150,000. This is not something we have budgeted for. We could do any of the following options;
    - Take the money out of reserves and have the work completed now.
    - Do a special assessment to cover the cost.
    - Wait and save for 2 more years.

We can get away with doing repairs annually for a couple more years and then do the full replacement when we have the funds saved for this project.

## 2019 Budget Proposal

- The Board proposes to increase the monthly dues by \$10. We would like to be able to have the reserve fund fully funded, and have money left to complete much needed repairs.
  - A vote occurred and only one member was opposed to this. The motion to increase dues was passed. The dues will be increased to \$240/ month beginning April 1<sup>st</sup>.
  - If you use the ACH withdrawal, you will need to fill out a new form. These will be emailed soon.
- Our minimum reserve requirement is 5% of the value of the condo. Roughly \$8200 per unit (\$328,000). We would need roughly \$328,000 saved in order to have a fully funded reserve account. Then we can use any excess for repairs.
- 2019 possible maintenance items;
  - Inspect/repair deck attachments
  - Rebuild retaining wall by 6147 and various others.
  - Line Culvert between 6145/6147 with stone.
  - Paint front Entry on all units

- Remove sidewalk in front of visitor parking
- Repave parking lot
- Caulk around all external vents
- Erosion Control between 6151 1 & 2.

**New Business;**

**Elections;**

- Cindy Korbol would like to resign as treasurer. Lee Lentz would like to volunteer for the position. Please note that whether 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 1 year left  
 Scott Fenton-Vice President-1-year term  
 Lee Lentz -Treasurer-3 Year Term  
 Laurie Ross –At Large Member 3 Year Term  
 Cynthia Korbol-At Large Member

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;**

- **Ice Damming issues throughout.**
  - a. There are several units having issues with gutter icing up. What can we do about this?
    - Heat tape? Unsure if this will work or not.
    - We can research options for resolving this issue.
- **Gutter/downspout cleaning;**
  - a. We will go back to having the gutters cleaned annually by Precision Siding.
- **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.
- Can we consider adding building numbers to each address, this will help with package delivery.
  - Yes, we will look in to this.

**Adjournment;**

Since there was no additional business, the meeting was adjourned at 9:00 pm

All Association DOCS can be found on the DSI website; [www.dsirealestate.com](http://www.dsirealestate.com). Please share the website info with all new owners.

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