

CORNERSTONE HOMES OF RICHMOND HILL

Jerry Johnson – President (term expires 3/2023)
Ryan Erickson– Vice President (term expires 3/2023)
Rich Nodorft – Treasurer (term expires 3/2023)
Carrie Ferguson - At Large (term expires 3/2023)
Laurie Ross -At Large (term expires 3/2021)

2021 Annual Condo Association Meeting Agenda

April 6th, 2021

6:30pm-7:00pm Meet n Greet

7:00pm Annual Meeting

Location: Meeting will be held via Microsoft Teams

1. Call to Order/Introductions
2. Proof of Quorum
3. Approval of 2020 Annual Meeting Minutes
4. Old business

- a. Rich-lift stations.

Have not replaced any in the last year. Reminders to what can/cannot be flushed... only TP
About a \$10,000 repair. If the alarm goes off, please call Monona Plumbing immediately.

Q: is it only lift stations homes need to pay for repairs? Or is it an all-association expense?

A: that instance, we did not charge just the individual owners. In the future? Potentially-at boards discretion. All new owners are notified that they cannot flush anything other than tp.

- b. Badger Basement bid 6175 Dell #1. Need to reevaluate. We will call a new vendor and get a proposal asap. Need to get at least 2-3 bids per services. DSI to work directly with owner on bids.

5. Report of Officers

- a. President & Vice President

- i. Review maintenance/repair work performed in 2020

1. Not an over abundance was done.

- a. Siding/flashing repairs to 6151

- b. Deck was refastened on 6151

- c. Tree removal behind 6145 was done to alleviate flooding.

- ii. Review proposed 2021 Projects

- b. Treasurer

- i. Review year-end financials

1. 2020 final numbers-please see attached

- ii. Review proposed 2021 budget

1. No increase in condo dues for this year, potentially in 2022.

2. Please see attached budget

6. New business

- a. Siding and decks.

- i. Repair flashing one building at a time, could be roughly \$2,400 per unit. This is a top priority as we believe all units are affected. Units that have been done are in bad shape, lots of rot under siding around windows.

1. 3 units were repaired in 2020- 6151 (3+4), 6145 1 are all done already.

2. Which units need to be done next? Finish 6145 (2/3/4) and 6151 (1+2)

- a. Should we do one more full building? If the plan is to do 8 units each year, should we do a total of 9 units this year?
 - ii. Decks need to be inspected to ensure all decks are attached properly.
- b. Front Doors need to be painted. Bids will be received for sanding/priming and painting of all front doors.
- c. Power washing decks and side of buildings.
 - i. We should plan to do this every few years.
- d. Parking Lot Repaving Options-Working to get these done in the future, but the project is put on the back burner due to other projects that take precedence. Cost to replace all asphalt-estimated \$130,000. We will get bids for the work and re-evaluate once received.
- e. Election of new board members
 - i. Vice President

Q: Should we be increasing dues now rather than waiting? If we have these large projects, we may be underfunding.

A: We are planning to spread these projects out over several years, not all now.

Q: How can we let delivery drivers know which building is which?

A: We can have maintenance paint the numbers or replace the plaques.

7. Other business

- a. 6175/6167 not pleased with landscaping service. Can we maintain our own units to save funds? No, we cannot itemize for each unit/building. You can do it if approved, but it will not save any money for the association.

8. Adjournment-Meeting was adjourned at 7:41pm until 4/19 when we will vote on topics discussed.

Meeting to vote is scheduled for Monday April 19th.