

Hickory Meadows Board Minutes

Old Business

We did not have quorum to vote in new board members. This will be done at next board meeting.

BY-LAW CHANGE: The by-law change for term of board members was passed. Prestige Management will file the change. Passed

WARRANTY REPAIRS: Mr. Kraus was in attendance at the board meeting. All repair lists that were turned into Prestige Management were turned over to Mr. Kraus. Discussion ensued about the type of repairs and what Mr. Kraus' responsibilities are after this period of time since the association was turned over to the homeowners. Mr. Kraus will make necessary repairs. After this, all homeowners will be on their own for repairs to their units. Tabled

LAWN DAMAGE: Mr. Kraus graciously agreed to supply us with equipment and dirt to repair salt damaged lawns, if we supply the manpower on the **FIRST or SECOND WEEKEND OF SEPTEMBER. VOLUNTEERS PLEASE! CALL ONE OF THE BOARD MEMBERS IF YOU ARE AVAILABLE FOR A FEW HOURS OF WORK.** He has agreed to do this to help defray the cost. Bruce Co. was asking an outrageous amount for repair. Tabled

SNOW REMOVAL: Prestige had only one bid and one tentative bid for snow removal. Apparently none of the companies wanted to bid our association. The bid we did receive was out of our budget range. Prestige will be spending the next week looking for more bids. If anyone knows a company that does a good job at snow removal and is reasonably priced, please speak up. Board will make a decision on snow removal when Prestige has more bids. Tabled

ROOF VENT PROBLEMS: There was discussion about the repairs needed to the roof vents on some of the buildings. Kraus has called a roofer. At this point the repairs have not been done. Kraus assured us that it would be taken care of. Prestige will have their maintenance man check to make sure that the repairs have been done before the next board meeting. Tabled

New Business

By-Laws: The Association has a deadline of November 1st to make any changes to our by-laws, after which time we will need the consent of each individual homeowners lender approval to make changes. The board will review the by-laws for any necessary changes before the deadline. All proposed changes would be submitted to the Association members for approval. Tabled

HICKORY MEADOWS CONDOMINIUMS
MEETING MINUTS
9/1/04

Call to order 7:05PM

OLD BUSINESS

Snow Removal: There was a presentation from one snow removal company: MK Enterprises. They have 25 years experience, brand new trucks, and are willing to work with us. Price fits within our budget. Board has asked them to prepare a contract for review.

Financial Report: As of the end of August 2004 the association had \$24,739.63 in the checking and \$13,240.00 in reserve. In the month of August we had \$7,980.00 in income and \$4,985.68 in expenses. We are at 67% of the budget in income and expenses.

Roof Vents: Some of the roof vents that are causing leaking have been temporarily repaired. The roofing company will repair vents correctly when the weather is colder and it doesn't cause damage to walk on the shingles – October or November.

Lawn Repair: Board is asking for volunteers to help make repairs. Should only take a couple of hours. Kraus will supply equipment and black dirt. Notice to be sent to all owners. The volunteer system will help defray the cost for the association. Date of repair to be September 18, 2004 @ 9AM – Meet at corner of Homestead & Chandler.

By-Law Change: The by-law change was filed and passed. Prestige will send all owners a copy for their records.

NEW BUSINESS

Salt Barrels: Tina to ask the City for two salt barrels this year. They will be placed as follows: one on Homestead & Chandler and one on School & Chandler.

By-Laws Committee: Determined they will meet September 15th @ 7PM to discuss any needed changes to the by-laws. Those changes will be submitted to the Board and Owners for approval before filing. Tabled

Adjourn 8:27PM

HICKORY MEADOWS BOARD MEETING
October 6, 2004

Call to Order: 7:08pm

Quorum: Present – C. Kraak, M. Haas, D. Summers, M. Mezera

Meeting Minutes from 9/2/04: Approved & accepted:

Motion by M. Haas

Second by C. Kraak

Finance: Treasurers Report

Checking \$28,738.09

Savings: \$14,895.00

Old Business:

Lawn Repair: Lawn repair has been delayed but will be started on Friday.

Snow Removal Bid: Has been accepted from MK Company from Cottage Grove is preparing a contract

Operating Budget for 2005: Prestige Management will prepare and submit a budget by the next meeting.

Lawn Care for 2005: Discussion ensued about next year's lawn care. We will not be using Bruce & Co. The next meeting a committee will be appointed to pursue bids for next year.

New Business:

Contacting the Board: There was discussion on how best to contact the Board members. Either e-mail Hickory Meadows or call Prestige Management if you have questions or concerns. The Board will get the message and respond if needed. If you have subjects/discussion for the meetings and can't attend, please e-mail Hickory Meadows and your correspondence will be submitted at the Board meeting. The Board encourages your input for the meetings.

New Mailbox Numbers: Everyone was given new mailbox numbers. If you have not put the new numbers on yet (if replacement is needed), please do so within the next week or so. Some of the numbers are getting pretty bad and really need replacing. Thanks for your cooperation (I'm sure the mail man will thank you also).

Adjournment: 8:15pm

HICKORY GROVE BOARD MINUTES
11/3/04

Call to Order at 7:12pm

Quorum: C. Kraak, M. Haas, And D. Summers

Minutes from previous meeting submitted: Motion to approve by D. Summers, 2nd by C. Kraak

Treasurers Report: We are at 84% expenses and 85% income. Motion to approve by D. Summers, 2nd by M. Haas

Old Business

Lawn Maintenance: The repairs will be postponed until spring due to the lack of pulverized dirt to complete the repair. Condo owners will be notified in spring when the work is anticipated to be completed.

Snow Removal: Contract has been signed. Staking will be scheduled for 2nd week in November. Association will buy the stakes and Prestige and snow removal company will walk and stake the property to prevent lawn damage.

Painting Medians and Adjacent Curb Area: Prestige is checking with the City to find out if we can get the medians painted yellow for no parking. The problem with parking at the median is that it impedes the access of emergency vehicles. You will be kept updated as we find out the process for getting them painted.

Mailbox Numbers: Prestige will provide replacement mailbox numbers to anyone who needs them. Please give Tina a call at 221-9832 and let her know which Condo you live in and she will provide the numbers. Please see that they are promptly put on the mailbox. You should have numbers on both sides and they should not be curling. The mailman will thank you.

By-law Changes: Have been submitted to Prestige. They will write up the changes and mail them out to all Condo owners.

Condo Owner Update Sheets: You will be receiving a sheet from prestige asking for update information on Condo owners. Please cooperate and send the filled out sheet back to the property management company for their records. This will expedite Condo owners receiving items of importance such as minutes, updates, and social committee information in a timely fashion.

Annual Budget: Will be sent to all Condo owners shortly. The Condo owners update sheet will be enclosed. Please respond promptly.

Roof Repair: Prestige's maintenance man was on the roof and it looks like finally the repairs have been completed.

Trees: Prestige is checking to see if we qualify for some free trees from the City in spring. They will advise if they can request them or if the individual owners have to request the tree. You will get an update on this when we get closer to spring.

Lawn Care: We told you that we were finished with Bruce this fall and would be looking for another lawn care company in the spring. However, we have found out that the contract is for three years not two years and we have Bruce for one more year. Next fall we will be looking for someone else to care for our lawns. In the mean time, Prestige will monitor their lawn care service to make sure they are doing okay for us. The Board apologizes for the confusion.

New Business:

Water meter: There was some discussion about 1173 School not having a water meter and 1202 Homestead's outside meter not functioning. Prestige will be in contact with Kraus & Sun Prairie Water & Light to find out who is responsible and get this situation rectified. Also concern about work on lawns without explanation. We will try to get some answers.

Motion to Adjourn at 8:31 by D. Summers. 2nd by C. Kraak
Adjourn at 8:32

Date: Tue, 30 Nov 2004 04:22:54 -0600
From: Mary Mezera <mez488@msn.com>
Subject: Meeting this month
X-Originating-IP: [4.31.105.98]
X-Sender: mez488@msn.com
To: Diana <lovemyseltie@spwl.net>, Melissa Haas <melissa.haas@era.com>, Carol Kraak <ckraak@facstaff.wisc.edu>, tinappm <tinappm@netzero.net>
X-Mailer: MSN 9
Seal-Send-Time: Tue, 30 Nov 2004 04:22:54 -0600
X-Spam-Score:
X-Spam-Report: IsSpam=no, Probability=7%, Hits=__CT 0, __CTYPE_HAS_BOUNDARY 0, __CTYPE_MULTIPART 0, __CTYPE_MULTIPART_ALT 0, __HAS_MSGID 0, __HAS_MSMAIL_PRI 0, __HAS_X_MAILER 0, __HAS_X_PRIORITY 0, __MIME_HTML 0, __MIME_VERSION 0, __SANE_MSGID 0, __TAG_EXISTS_HTML 0
X-Spam-PmxInfo: Server=avs-7, Version=4.7.0.111621, Antispam-Engine: 2.0.2.0, Antispam-Data: 2004.11.30.0, SenderIP=65.54.168.125
X-Originating-Email: [mez488@msn.com]
Original-recipient: rfc822;ckraak@facstaff.wisc.edu
X-OriginalArrivalTime: 30 Nov 2004 10:23:00.0644 (UTC)
FILETIME=[91841E40:01C4D6C6]

Hello Everyone,

I will not be able to be at the meeting on Thursday evening due to a previous commitment.

Also, there have been a lot of things going on with my work lately and I do not see things slowing down for awhile. I would like to look at resigning my position on the board. At this time I am not able to give the board the time it deserves.

I am not sure what I have to do to officially resign so if someone could let me know that would be great.

Thanks
Mary