

Hickory Meadows Condo Association Monthly Meeting

Date: Wednesday, February 2, 2005, 7:10 PM

Meeting called to order.

Board members present: Melissa, Diana, and Carole, (Matthew was not present-excused.)

Property Management present: Tina and Peggy Gilbertson

M.K. Enterprises: Bob, Mike Klinger and Theresa Klinger

Guests: 3-Condo members

Minutes from last meeting:

Have not been typed or distributed because Melissa broke her arm/wrist and the disk was miss placed. Should be out shortly.

Treasurers Report:

Checking account \$36,856.00

Savings \$21,559.00

Month of January took in \$8,445.00

Expenses \$2,477.82

Prestige will be sending out by email and regular mail to all condo owners a quarterly report to help people understand where the money is going. First report is due out March 1, followed by June, Sept and Dec. with an end of year report.

Property Management Report.

Regarding painting yellow lines on medium and across from medium. Larry Herman, Sun Prairie Public Works Dept. has said, our Condo Association needs to write a letter to the City requesting the mediums be painted and the curbs across from the medium also to be painted. This will then go to the Sun Prairie City Council for approval. None of the painting will occur until springtime.

M.K. Enterprises first snow removal.

Prestige received phone calls, emails, pages regarding the snow removal. They had over 120 phone calls alone.

The first time M.K Enterprises started at both ends, Meadows and Grove. They know now to start with Meadows first.

Contract for Snow Removal from M.K. Enterprise (we are sorry this was not spelled out in previous meeting minutes.)

1. Snow will be cleared once snow is at 2 inches or more. If less than 2 inches, M.K. Enterprise will not come unless someone has a major snowdrift. So if there is 1.9 inches, they will not come unless called.
2. Regarding front door area: Snow will be removed from side walk but not the front step or front porch (owner is responsible for this.)

3. Regarding Garage Door area: They will pull snow away up to 1-2 feet of the door.(This is to prevent damage to your garage door. They use a blade on the front of their truck not hand shovels.)
4. They will come if there is need of salting such as the ice storms we've had.
5. The city sidewalks will be the last area cleaned by M.K. Enterprises.

Requests from MK Enterprises and Condo Board

MK Enterprise will make sure they come out at 5-6 AM if that is when the snow stops or make the first run through if the snow is more than 2 inches.

They first make a run to remove any snow from the base of the driveways that the city snowplows have blocked in the driveways. (Sometimes the city snowplows make a second pass which may block the driveways again.)

1. MK Enterprises next requests, that all cars that are parked in the driveway and in the stalls at the top of the joint driveways move cars from the driveway so they can plow.
2. They will beep their horn to let people know they want to start your drive way, please come out to move your cars, there is no place to put the snow otherwise. They cannot clean the driveway if cars and trucks are blocking the driveway. You may not care but your neighbors want the driveway cleared.
3. They will not be knocking on doors requesting people move their cars/trucks.
4. They only come out to work within a 24 hour period. If you do not remove your vehicle at the time they are moving through the complex the driveway will not be done or you will have to pay out of your pocket to have them comeback.
5. Don't complain to Prestige, if you didn't remove your car, and don't ask for someone to come shovel out your car. This is why your car should be moved when requested.
6. Extra returns by the company cost extra money; if they return, the individual will be charged. (They are not here at your beck and call.) Plus this company has other businesses to plow, we happen to be first on their list for each snowfall.

Committee Reports-No

Old Business

Unit 1173 School Street still to be addressed, Tina will contact Krause this week.

New Business

Unit 956 Chandler Street, Tina will look into this.

Any bird nesting in wall vents will be bird proofed this spring before the new nesting season begins.

Fire Pits and Gas/Charcoal Grills (Reminder)

The following is the fire code from the City of Sun Prairie.

No Gas propane tanks can be in the garage or on the deck. If the Police see there is a propane tank on the decks this spring/summer fall you will be fined.

No charcoal grills can be used on the decks. They can be stored on the deck or in the garage. Charcoal grills, when in use, must be 10 feet out from garage/building opening. Fire pits follow the same rules as charcoal grills.

Visitor Parking (Reminder)

All visitors must park in the street not in the driveway or stalls at the top of the joint driveways.

Also when parking in the street, do not park across from the mediums and do not block the entrance or exit to the mediums, snow plows and emergency vehicles must be able to get through the space or the street will not be plowed.

Last business of the evening:

If you have a complaint regarding Prestige Property Management Co.

Please contact them for your problems directly or contact the board directly.

Please do not broadcast your complaints to condo contractors or on Hickory Meadows email for all to see, this is slanderous and petty.

Here are direct emails and phone numbers for Prestige Property Management Company plus all the direct emails of the Condo Board.

Please also remember, Prestige manages more than just our Condo Association; and if you don't have an answering machine, it's hard to leave a follow-up message.

Prestige Property Management

Tina Gilbertson, email: tinappm@netzero.net, Phone: 608-221-9832, Pager: 608-578-2381

Peggy Gilbertson, email: peggyppm@netzero.net, Toll Free phone: 877-725-9708

Condo Board

Melissa Haas, email: melissa.haas@era.com

Diana Summers, email: lovemyseltie@spwl.net

Carole Kraak, email: pwd_kraak@yahoo.com

Matthew Reel, email: ib_reel@yahoo.com

Hickory Meadows Condo Association Monthly Meeting

Date: Wednesday, March 2, 2005, 7:10 PM

Meeting called to order.

Board members present: Melissa, Diana, Matthew and Carole,

Property Management present: Tina and Peggy Gilbertson

Treasurers Report:

Checking account \$25,912.00

Savings \$23,214.00

Month of February took in \$8,855.00

Expenses \$18,144.18

There was a big insurance payment and snow removal so expenses were higher for February.

Prestige will be sending out by email and regular mail to all condo owners a quarterly report to help people understand where the money is going. First report is due end of month so first will be seen April 1, followed by July 1, Oct 1 and end of Dec 31 with an end of year report. (This was explained wrong in last minutes meeting.)

Property Management Report.

Issue regarding unit 956 Chandler St, to be addressed this week.

Issue regarding unit 1181 Homestead Dr will be checked out by Tina and Melissa.

Every unit owner will get a copy of the by-laws in the mail. Proxy vote is needed to pass these changes.

If you haven't received your copy please contact Tina or Peggy for a back-up copy.

Also there will be a matrix in a separate mailing, which lists what Unit Owners are responsible for and what the Condo Association is responsible regarding.

Committee Reports-No

Old Business

Issue regarding unit 1173 School St has been resolved.

New Business

May 4th Annual Condo Association Meeting will be held from: 7:00 PM.-8:10PM, at the Sun Prairie Library, large meeting room.

We need to have as many people attend as possible; this is your association too.

Visitor Parking (Reminder Again)

All visitors must park in the street not in the driveway or stalls at the top of the joint driveways.

Also when parking in the street, do not park across from the mediums and do not block the entrance or exit to the mediums, snow plows and emergency vehicles must be able to get through the space or the street will not be plowed.

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Carole Kraak, email: pwd_kraak@yahoo.com

Matthew Reel, email: ib_reel@yahoo.com

To: All residents of the Hickory Meadows Condos located on School St., Chandler Ln., and Homestead Dr.

From: Sun Prairie Volunteer Fire Department

Date: March 29, 2005

We understand you have gotten several notices regarding this issue, and want to clarify.

From the open burning ordinance in the City of Sun Prairie (the entire text can be found at <http://www.cityofsunprairie.com/admin/images/473b480cac.pdf>)

4. Liquid Petroleum (LP) Gas-Fueled Cooking Devices.

- a. Shall not be located on balconies except in single-family and two-family dwellings where one dwelling unit is not directly above the other.**
- b. Cannot be used within ten (10) feet of a building structure or lot line, except in single-family and two-family dwellings.**
- c. Must be used in accordance with all the manufacturer's safety requirements.**

5. Charcoal Grills and other Open Flame Cooking Devices.

- a. Cannot be used on a wood deck or porch, except in single-family and two-family dwellings.**
- b. Cannot be used on balconies, except in single-family and two-family dwellings where one dwelling is not directly above the other unit.**
- c. Can be used on noncombustible constructed surfaces.**
- d. Cannot be used within ten (10) feet of a building structure or lot line, except in single-family and two-family dwellings.**
- e. Must be used in accordance with all the manufacturer's safety requirements.**

Last summer should have been a transitional period for you, therefore, this year; this code will be enforced, starting May 9th, 2005. This means you cannot have grills on your decks, even for storage purposes. When you are done grilling, the Fire Department suggests that you let your grill cool completely, and then disconnect the propane tank from the grill and store safely on a concrete patio or in a garage if necessary. Always make sure that the propane tank is securely closed, and that you don't hear any leaks. Make sure the tank is in good condition, with no major scratches or gouges.

If you have any questions, please feel free to contact the Fire Station and talk to either Angela or Steve. The phone number is 608-837-5066.

Thank you for your cooperation.

Angela White
Fire Chief's Assistant
Sun Prairie Volunteer Fire Department
awhite@cityofsunprairie.com
Phone 608-837-5066

Hickory Meadows Condo Association Monthly Meeting

Date: Wednesday, April 7, 2005, 7:10 PM

Meeting called to order.

Board members present: Melissa, and Carole, Matthew(by phone), Diana(on vacation)

Property Management present: Tina and Peggy Gilbertson

No Guests.

Treasurers Report:

Checking account \$26,446.00

Savings \$24,895.00

Month of March took in \$8,536.00

Expenses \$6,421.00

Prestige will be sending out by email and regular mail to all condo owners a quarterly report to help people understand where the money is going. First report is due out end of month so **first sent out April 11**, followed by July 1, Oct 1 and end of Dec 31 with an end of year report.

Property Management Report.

Issue regarding unit 1201 Homestead Dr, to be looked into this week.

Every unit owner will get a copy of the by-laws in the mail. Proxy vote is needed to pass these changes.

If you haven't received your copy please contact Tina or Peggy for a back-up copy.

Also there will be a matrix in a separate mailing, which lists what Unit Owners are responsible for and what the Condo Association is responsible regarding.

There is no voting on the matrix this is condo owners need to know who is responsible for what items related to the condo, inside and out as well as yard.

Committee Reports-No

Old Business -No

New Business

Discussion of the **May 4th, Annual Condo Association Meeting** will be held from: **7:00 PM.-8:10PM, at the Sun Prairie Library, large meeting room.**

We need to have as many people attend as possible; this is your association too.

We are holding a raffle:

We will allow 3 condo owners, 1 month exemption from the condo monthly fee (board members are not allowed to participate).

The raffle is for all the people who come to the meeting on May 4th and you must be present when we have the drawing.

Paper work is in the mail.

Visitor Parking (Reminder Again !)

All visitors must park in the street not in the driveway or stalls at the top of the joint driveways.

Also when parking in the street, do not park across from the mediums and do not block the entrance or exit to the mediums, snow plows and emergency vehicles must be able to get through the space or the street will not be plowed.

Prestige Property Management

Tina Gilbertson, email: tinappm@netzero.net, Phone: 608-221-9832, Pager: 608-578-2381

Peggy Gilbertson, email: peggyppm@netzero.net, Toll Free phone: 877-725-9708

Condo Board

Melissa Haas, email: melissa.haas@era.com

Diana Summers, email: lovemyseltie@spwl.net

Carole Kraak, email: pwd_kraak@yahoo.com

Matthew Reel, email: ib_reel@yahoo.com

Hickory Meadows Condo Association Annual Meeting

Date: Wednesday, May 4, 2005, 7:10 PM

Meeting called to order.

Board members present: Melissa, Carole, Matthew, and Diana

Property Management present: Tina and Peggy Gilbertson

Condo member present = 21, we didn't have enough to make quorum.

Treasurers Report:

Checking account \$28,055.00

Savings \$26,550.00

Month of March took in \$7,940.00

Expenses \$4,675.00

Prestige will be sending out by email and regular mail to all condo owners a quarterly report to help people understand where the money is going. First report was sent out on **April 11**, followed by July 1, Oct 1 and end of Dec 31 with an end of year report.

Property Management Report.

City of Sun Prairie has agreed to paint the mediums and the adjacent curbs yellow so people stop parking in areas so regular cars as well as emergency vehicles can pass through. To have them removed would be at cost to the condo association.

For those who went to the meeting this part can be skipped, this is for those who did not attend.

Regarding the snow plow issue was discussed in detail.

First snow removal of year Tina got 88 phone calls and heard your concerns, this was first time for the contractor and it was big snow fall!

The City of Sun Prairie(SP) for some reason was called regarding the driveway snow plowing. This is not an issue for the City of SP this is only a matter for the Prestige Property Management Company and the Condo Association.

The City of SP should only be called because the streets (Chandler, School and Homestead) are not plowed or were not plowed to clear a path for the mailboxes.

As it turns out, the City of SP has found the complaints from our condo association extreme. The last snow fall, someone from City of SP followed and watched the contractor doing his work through most of the association. He finally was called over by the City of SP. City person said, that the complaints they are getting for his work is annoying. SP person then said, if the contractor drops one clump of snow on any city street he will be fined \$125.00 /per driveway, and city person would be watching.

Needless to say, the contractor was very, very upset. And no, most of your sidewalks were not done and some driveways partially done. Our Contractor was a bit ticked off at what he just experienced.

Now if we can get a contractor to work with us next year if we are not black listed by all contractors, word does get around via contractors. Assume the price to do service will go up.

Since some of you don't believe the Association Board did hunt for contractors this past year, here are the results.

1. We called 9 companies who wouldn't give us a bid, we were too large of an association, or they had enough work already.
2. We learned from the previous contractor who ruined your lawns the winter before last, and who showed up at 2AM or not at all. That contractor(**now bankrupt**)and workers came from Lake Mills or farther but his equipment was half way between his home and our location. Needless to say, he was stuck wherever the snow was heaviest. So no contractor could be more than a town/city away.
3. There was mention that someone wanted Bruce Company to do the winter work. Bruce Co said, it was to far for them to come out in winter.
4. The ones who gave bids are the following (note the price, how much the first 2 would require your condo fee to increase to cover the cost):

<u>Company</u>	<u>Lots</u>	<u>Walks</u>	<u>Salting</u>
	<u>Fee Increase?</u>		
Messner	\$2,945.00	\$1,815.00	Approx
\$1,000.00/each time	\$40.00/Unit		
Maple Leaf	\$2,175.00	Included	Approx \$700.00/each
time \$15.00/Unit			
MK Enterprises	\$ 850.00	Included	Approx \$550.00/each
time No Fee Increase(The one we chose)			

Next year, we will get the rules out immediately upon a contract is completed. There is a chance your condo fee will go up, we have a very low condo fee compared to other condo associations, ask around and make sure the layout(size) is similar to this association.

Next year, there will be no cars in the driveways, so the contractor can do his work. You can watch the news, and look it up on the web, you will know if snow is coming. Place your car out of the driveway that night before you go in for the night, then you don't have to get up early in the morning. If Sun Prairie has snow rules for steets like Madison, then you will have to deal with alternate side parking rules also.

Every unit owner(other than those present at the meeting) will get a separate page for each individual by-laws in the mail, we would like you to sign the ones you like and let us know which one you don't like and why, saying no doesn't help the process.

Proxy vote is needed to pass these changes.

If you haven't received your copy please contact Tina or Peggy for a back-up copy.

Committee Reports-No

Old Business -No

New Business

- *How to get more people to come to the annual meeting?
- *If there is any snow damage from the recent snow removal service they will fix it.
- *Lawns will be repaired this month from 2 years ago snow removal service.
- *Mulch under trees will be added.
- *Bird Nesting, and the vents, Tina will get same people who put up netting last year to go around and do the rest of the vents.

*If you are interested in trees City of SP will plant trees if the trees are planted on a South or West side of building.

See website for details of trees and payment/credit:

<http://www.spwl.net/environment/participationrequest.asp?CategoryNumber=2>

Click the link labeled: **For more information or to download an application CLICK HERE**

SP does tree planting in the fall.

*Winners of the condo fee raffle

Dan & Jennifer Moritz

Darci Kanonck

Chris Schappel

Visitor Parking (Reminder Again !)

All visitors must park in the street not in the driveway or stalls at the top of the joint driveways.

Also when parking in the street, do not park across from the mediums and do not block the entrance or exit to the mediums, snow plows and emergency vehicles must be able to get through the space or the street will not be plowed.

Meeting Adjourned: 8:20 PM

Prestige Property Management

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Peggy Gilbertson, email: peggyppm@netzero.net, Toll Free phone: 877-725-9708

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Carole Kraak, email: pwd_kraak@yahoo.com

Matthew Reel, email: ib_reel@yahoo.com

Hickory Meadows Condo Association Meeting

Date: Wednesday, June 1, 2005,
Meeting called to order, 7:10 PM
Board members present: Melissa, Carole, Matthew, and Diana
Property Management present: Tina and Peggy Gilbertson
Condo member present = 2.

Treasurers Report:

Checking account \$24,192.00
Savings \$28,205.00
Month of May took in \$8,170.00
Expenses \$10,283.00(this includes an insurance payment of \$7,742)

Prestige will be sending out by email and regular mail to all condo owners a quarterly report to help people understand where the money is going. First report was sent out on **April 11**, followed by July 1, Oct 1 and end of Dec 31 with an end of year report.

Property Management Report.

Vents are being worked on this week and through the weekend.

Prestige will be going though with landscaper to see what the price for trees, bushes and lawn repair will cost, then bids will be requested.

Rock wall repairs will also be looked at to see what can be done.

Every unit owner(other than those present at the annual meeting) will get a separate page for each individual by-laws in the mail, we would like you to sign the ones you like and let us know which one you don't like and why, saying no doesn't help the process. Proxy vote is needed to pass these changes.
If you haven't received your copy please contact Tina or Peggy for a back-up copy.

Committee Reports/ Social Committee

*****Happy Hour will be Thursday, Jun 9th at 5:30 PM at McGoverns**

Old Business

*By-Laws were discussed for changes to be made.

*Email responses were discussed at the meeting. For anyone who needs to get help, such as the watering issue, please contact only Prestige for your information.

Tina Gilbertson, email: tinappm@netzero.net

Peggy Gilbertson, email: peggyppm@netzero.net

Sending out a blanket email to every condo owner is not something the most of the condo owners wish to see in their email box. Some responders may not be kind to the person requesting information.

***Lawn watering(and also watering trees and bushes)**, the hay covered seed should be watered each day by the condo owner until there is decent grass growth.

Water all plants this summer should be done in early morning, between (5:00-8:00AM) or in the evening between (5:00-8:00PM).

No later in the morning and no later in the evening.

Watering that runs closer to the hottest hours of the day can burn the new grass, (trees and bushes). Watering consistently, in the very late evening, can run the risk of fungus problems.

If you have more questions about trees and shrubs contact a nursery or look-up information on-line.

New Business

*Bids for driveway sealer will be taken because the driveways must be sealed in the 3rd year or the driveways will soon become a major problem.

*Deck sealer will also be looked into for bids for fall work. Since the original sealer didn't take, the board has decided to look elsewhere.

*Parking problems were discussed. Tina, will send out a flier on this in the mail.

*If you are interested in trees City of SP will plant trees if the trees are planted on a South or West side of building.

See website for details of trees and payment/credit:

<http://www.spwl.net/environment/participationrequest.asp?CategoryNumber=2>

Click the link labeled: **For more information or to download an application CLICK HERE**

SP does tree planting in the fall.

Visitor Parking (Reminder Again !)

All visitors must park in the street or in the driveway stalls at the top of the joint driveways, these are not designated condo owner spaces. The stalls are first come basis. Users only have 48 hours for use.

Also when parking in the street, do not park across from the mediums and do not block the entrance or exit to the mediums, emergency vehicles must be able to get through the space.

Meeting Adjourned: 8:05 PM

****Next Board Meeting will be July 6 at 7:00 PM at McGoverns**

Prestige Property Management

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Carole Kraak, email: pwd_kraak@yahoo.com

Matthew Reel, email: ib_reel@yahoo.com

Hickory Meadows Condo Association Meeting

Date: Wednesday, July 6, 2005, at McGovern's Tavern

Meeting called to order, 7:05 PM

Board members present: Melissa, Carole, Matthew, and Diana

Property Management present: Tina and Peggy Gilbertson

Condo member present = 1.

Greetings to New Condo Owners!!

New condo owners, please contact Prestige Property Management at 608-221-9832. or their emails listed below.

Amy Hampton, 928 Chandler St

Mike & Cristie Hansen, 1026 Chandler St

Renee, Sahagian, 1028 Chandler St

Marcos Vilela & Carmen Casaretto, 1166 Chandler St

Jamie McMillian, 1203 Homestead Dr

Krystal Cullen, 1204 Homestead Dr

Lori McMahan, 1209 Homestead Dr

Treasurers Report:

Checking account \$22,125.00

Savings \$29,861.00

Month of May took in \$8,365.00

Expenses \$8,778.00

Prestige will be sending out by email and regular mail to all condo owners a quarterly report to help people understand where the money is going. First report was sent out on April 11, followed by **July 1**, Oct 1 and end of Dec 31 with an end of year report.

Old Business

+ Vents are all bird proofed.

+ Prestige is still waiting on bids for rock wall work.

+ By-Laws were approved, (this includes the Trash rule (Sun Prairie City Ordinance), Gas & Charcoal Grill rule (Sun Prairie City Ordinance), Pet rule and Satellite Dish rule.

Property Management Report.

Bids were taken for Sealing the Driveways (this has to be done this year), here are the results:

A.) Company: Fahrner Asphalt = \$6,589.00

B.) Company: Renu = \$7,500

We haven't made a decision yet, we want to check on guarantees for work done and repairs work on some driveways.

Bids were also taken for Deck Sealer since the previous sealer didn't last. (By the way the company who did the work is no longer in business.)

Decks Sealer bids:

A.) Company: The Ultimate Finish = \$14,872.00 decks + \$3,740.00 dividers = Total: \$18,612

B.) Company: MK Enterprises = \$20,680 decks and dividers

C.) Company: Wallies Painting Inc = \$30,800.00 decks + \$4,400.00 dividers = Total \$35,200.00

** We've decided to table this project until next year and try for new bids, early in the new year, Matt seconded the motion. The original deck sealer cost \$6,500.00.

Bids were taken for Landscape repairs and replacements of plants (not including the rock wall.

A.) Company: MK Enterprises = \$3,950

B.) Company: Still waiting on \$\$

Bids were taken for Rock Wall Repair

A) Company: Still waiting on \$\$

B) Company: Still waiting on \$\$

***Lawn watering (and also watering trees and bushes)**

Water all plants this summer should be done in early morning, between (5:00-8:00AM) or in the evening between (5:00-8:00PM).

No later in the morning and no later in the evening.

Watering that runs closer to the hottest hours of the day can burn the new grass, (trees and bushes). Watering consistently, in the very late evening, can run the risk of fungus problems.

If you have more questions about trees and shrubs contact a nursery or look-up information on-line.

New Business

+ We are looking into having a get together/ block party of all the condo owners at the end of summer.

Dates we are looking at are all on Saturday, (afternoon or evening), Aug 15 or 27, or Sept 10 or 17.

Please email or call Tina or Peggy at Prestige Property Management if you are interested in coming to the party and which date and time, would work best for you.

+ If you are interested in trees City of SP will plant trees if the trees are planted on a South or West side of building.

See website for details of trees and payment/credit:

<http://www.spwl.net/environment/participationrequest.asp?CategoryNumber=2>

Click the link labeled: **For more information or to download an application CLICK HERE**

SP does tree planting in the fall.

Visitor Parking (Reminder Again !)

All visitors must park in the street or in the driveway stalls at the top of the joint driveways, these are not designated condo owner spaces. The stalls are first come basis. Users only have 48 hours for use.

DO NOT PARK IN THE JOINT DRIVEWAYS, THEY ARE TOO NARROW.

Also when parking in the street, do not park across from the mediums and do not block the entrance or exit to the mediums, emergency vehicles must be able to get through the space.

Meeting Adjourned: 8:50 PM

****Next Board Meeting will be Aug 3 at 7:00 PM at McGovern's Tavern, on the deck.**

Prestige Property Management

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Carole Kraak, email: pwd_kraak@yahoo.com

Matthew Reel, email: ib_reel@yahoo.com

Hickory Meadows Condo Association Meeting

Date: Wednesday, Aug 9, 2005, at McGovern's Tavern

Meeting called to order, 7:15 PM

Board members present: Melissa, Carole, Matthew, and guest, Diana(out of town).

Property Management present: Tina and Peggy Gilbertson

Condo member present = 1.

Treasurers Report:

Checking account \$22,302.00

Savings \$31,548.00

Month of May took in \$8,075.00

Expenses \$6,241.00 (includes cost of bird netting of vents (\$2,900))

Prestige will be sending out by email and regular mail to all condo owners a quarterly report to help people understand where the money is going. First report was sent out on April 11, followed by **July 1**, Oct 1 and end of Dec 31 with an end of year report.

Old Business

+previous minutes excepted by Melissa and Matt.

Property Management Report.

1. Driveway Sealer will be done by Renu. This should be done sometime in Sept.

2. Landscape work will be done by MK Enterprises, 3rd week in Sept.

It will be mostly bushes and trees that are dead. Very little grass will be touched.

The company will go around and choose trees and bushes that need to be replaced.

Reminder to pet owners: You are responsible for brown spots in your lawn the landscape people will not repair the pet spots.

Also a reminder to clean up pet poop on the lawns.

3. Rock Wall Work will be done this year. Pro-Scapes \$3,800 to do all the rock walls.

4. There was a cost savings on our Condo Association Insurance. Our former Insurance cost \$30,968.

New Insurance (Auto Owners) cost \$17,558, which has better coverage, same deductibles, guaranteed replacement value.

Preparation of budget savings, looking into put money back into reserve for long term investment.

5. Working on Snow Removal bids.

New Business

[We are having the get together/ block party of all the condo owners on Saturday, September 17th.](#)

Please email or call Tina or Peggy at Prestige Property Management if you are interested in coming to the party and which date and time, would work best for you.

+ If you are interested in trees City of SP will plant trees if the trees are planted on a South or West side of building.

See website for details of trees and payment/credit:

<http://www.spwl.net/environment/participationrequest.asp?CategoryNumber=2>

Click the link labeled: **For more information or to download an application CLICK HERE**

SP does tree planting in the fall.

Visitor Parking (Reminder Again !)

All visitors must park in the street or in the driveway stalls at the top of the joint driveways, these are not designated condo owner spaces. The stalls are first come basis. Users only have 48 hours for use.

DO NOT PARK IN THE JOINT DRIVEWAYS, THEY ARE TOO NARROW.

Also when parking in the street, do not park across from the mediums and do not block the entrance or exit to the mediums, emergency vehicles must be able to get through the space.

Meeting Adjourned: 8:15 PM

****Next Board Meeting will be Sept 7 at 7:00 PM at McGovern's Tavern, on the deck.**

Prestige Property Management

Tina Gilbertson, email: tinappm@netzero.net, Phone: 608-221-9832, Pager: 608-578-2381

Peggy Gilbertson, email: peggyppm@netzero.net, Toll Free phone: 877-725-9708

Condo Board

Melissa Haas, email: melissa.haas@era.com

Diana Summers, email: lovemyseltie@spwl.net

Carole Kraak, email: pwd_kraak@yahoo.com

Matthew Reel, email: ib_reel@yahoo.com

Hickory Meadows Condo Association Meeting

Date: Wednesday, Sept 7, 2005, at McGovern's Tavern

Meeting called to order, 7:00 PM

Board members present: Diana, Carole, Matthew, and guest, Melissa(out of town).

Property Management present: Tina and Peggy Gilbertson

Condo member present = 5.

Treasurers Report:

Checking account \$24,998.00

Savings \$33,204.00

Month of May took in \$8,075.00

Expenses \$3,725.00 (includes cost of Bruce Co, Prestige, Rockwall Repair, Mailings)

Prestige will be sending out by email and regular mail to all condo owners a quarterly report to help people understand where the money is going. First report was sent out on April 11, followed by July 1, **Oct 1** and end of Dec 31 with an end of year report.

Old Business

+previous minutes excepted by Matt and Carole.

Property Management Report.

1. Driveway Sealer completed. The work has a 1 year guarantee.
2. Rock Walls are being worked on, and Tina will go around to see if everything is completed.
3. One condo owner has issue about Rock Wall, the board will take a look at it.
4. Landscape work will be done by MK Enterprises, starting Sept. 15th
It will be mostly bushes and trees that are dead. Very little grass will be touched. The company will go around and choose trees and bushes that need to be replaced.
Reminder to pet owners: You are responsible for brown spots in your lawn the landscape people will not repair the pet spots.
Also a reminder to clean up pet waste on the lawns.
5. **Block Party is cancelled** do to lack of interest by condo owners. Also to block off street would require signatures from surrounding neighborhood.
- 6.. **Snow Removal bids: (3 Choices) All would be 1 year contract.**
 - A. MK Enterprises (6 person crew.)
Prices are higher because of price of gas.
Snow removal will include: driveway except top 2 inches near garage, city sidewalks, personal walks no stoops and salting as needed.
2 inches (\$1460.00/visit), 3-6 inches (\$1,970.00/visit), 6-10 inches (\$2,480.00/visit), 11" or more (\$75/hour)

B. Apollo Lawn and Snow Service (2 person crew)

Snow removal will include: driveways, city sidewalks, personal walks, salting as needed.

½ inch or more \$550.00/visit (people have to be patient, the work will get done.)

C. Eric's Lawn Maintenance and Landscaping (15 person crew)

Snow removal will include: driveway to garage door, city sidewalks, personal walks to stoop, and salting as needed.

He also is bidding to do lawn service. He comes highly recommended from all his clients.

Lawn service includes: mowing, weed control, fertilization, aeration, pruning, mulch replacement, spring and fall clean-up

Price for full year on both \$36,960.00

Accept bid for Eric's Lawn Maintenance: Diana, Matt and Carole.

New Business

Condo owner issues discussed.

Prestige Management has moved to:

2320 Vondron Road

Madison, WI 53718

Phone is the same

+ If you are interested in trees City of SP will plant trees if the trees are planted on a South or West side of building.

See website for details of trees and payment/credit:

<http://www.spwl.net/environment/participationrequest.asp?CategoryNumber=2>

Click the link labeled: **For more information or to download an application CLICK HERE**

SP does tree planting in the fall.

Visitor Parking (Reminder Again !)

All visitors must park in the street or in the driveway stalls at the top of the joint driveways, these are not designated condo owner spaces. The stalls are first come basis.

Users only have 48 hours for use.

DO NOT PARK IN THE JOINT DRIVEWAYS, THEY ARE TOO NARROW.

Also when parking in the street, do not park across from the medians and do not block the entrance or exit to the medians, emergency vehicles must be able to get through the space.

Meeting Adjourned: 8:00 PM

****Next Board Meeting will be Oct 5 at 7:00 PM at Sun Prairie Public Library,**
(tentative for place and date).

Prestige Property Management

Tina Gilbertson, email: tinappm@netzero.net, Phone: 608-221-9832, Pager: 608-578-2381

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Matthew Reel, email: ib_reel@yahoo.com

Hickory Meadows Condo Association Meeting

Date: Wednesday, October 5, 2005, at McGovern's Tavern

Meeting called to order, 7:15 PM

Board members present: Diana, Carole, Matthew, Melissa.

Property Management present: Tina and Peggy Gilbertson

Condo member present = 3.

Treasurers Report:

Checking account \$22,776.00

Savings \$34,858.00

Month of May took in \$8,170.00

Expenses \$8737.00 (includes cost of Insurance Co Premium, Bruce Co, Landscape repairs)

Prestige will be sending out by email and regular mail to all condo owners a quarterly report to help people understand where the money is going. First report was sent out on April 11, followed by July 1, **Oct 1** and end of Dec 31 with an end of year report.

Old Business

+previous minutes accepted by Tina and Diana.

1. **Driveway Sealer** completed. The work has a 1 year guarantee (Correction from previous minutes).

2. **Rock Walls** they are still a work in progress. Tina will walk with the contractor next Thursday. She will carry a unit list of rock walls and drainage issues to go over with contractor.

Property Management Report.

Budget estimate for next year was proposed by Tina. There is no condo fee increase, so it will remain \$95.00/month. This sheet will go out in the mail and the breakdown should be easy to understand where \$95.00 goes each month.

Motion to accept budget, by Matt and Diana.

New Business

New Wisconsin Condo Law, Statutory Reserve Account to go into effect, May 1, 2006.

We will be mailing out information on this new law, all unit owners will be required to mail back a response and signature regarding this new law. We need to have this settled by early December 2005.

Adjourn meeting by Diana and Carole

Reminder

Prestige Management has moved to:

2320 Vondron Road

Madison, WI 53718
Phone is the same

+ If you are interested in trees City of SP will plant trees if the trees are planted on a South or West side of building.

See website for details of trees and payment/credit:

<http://www.spwl.net/environment/participationrequest.asp?CategoryNumber=2>

Click the link labeled: **For more information or to download an application CLICK HERE**

SP does tree planting in the fall.

DO NOT PARK IN THE JOINT DRIVEWAYS, THEY ARE TOO NARROW.

Also when parking in the street, do not park across from the medians and do not block the entrance or exit to the medians, emergency vehicles must be able to get through the space.

Meeting Adjourned: 8:00 PM

****Next Board Meeting will be November 2 at 7:00 PM at [McGovern's Taver.n](#)**

Prestige Property Management

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Carole Kraak, email: pwd_kraak@yahoo.com

Matthew Reel, email: ib_reel@yahoo.com

Hickory Meadows Condo Association Meeting

Date: Wednesday, November 2, 2005, at McGovern's Tavern

Meeting called to order, 7:15 PM

Board members present: Diana, Carole, Melissa, Matthew out of town..

Property Management present: Tina and Peggy Gilbertson

Condo member present = 2.

Treasurers Report:

Checking account \$22,836.00

Savings \$36,554.00

Monthly take in \$8,305.00

Expenses \$6,550.00 (includes Landscape)

Prestige will be sending out by email and regular mail to all condo owners a quarterly report to help people understand where the money is going. First report was sent out on April 11, followed by July 1, **Oct 1** and end of Dec 31 with an end of year report.

Old Business

+previous minutes accepted by Tina and Diana.

Rock Walls they are still a work in progress. Issues still to be resolved.

Property Management Report.

Rockwall contractor issues still to be resolved.

Concrete repairs for certain properties, looking into work for spring.

Budget will be out as soon as it is prepared.

New Business

New **Wisconsin Condo Law**, Statutory Reserve Account to go into effect, May 1, 2006.

We will be mailing out information on this new law, all unit owners will be required to mail back a response and signature regarding this new law. We need to have this settled by early January 2005.

Reminder

Prestige Management has moved to:

2320 Vondron Road

Madison, WI 53718

Phone is the same

**DO NOT PARK IN THE JOINT DRIVEWAYS, THEY ARE TOO NARROW!
SNOW REMOVAL MAY BE JUST AROUND THE CORNER.**

Please, remember to move your cars from the top of the driveway, so the snow removal people have a place to put the snow. **Please park your cars the night before on the street so you are not an issue when the plows come through at whatever the time.**

Meeting Adjourned: 8:10 PM

****Next Board Meeting will be January 2006, date unknown at 7:00 PM
at McGovern's Tavern**

Prestige Property Management

Tina Gilbertson, email: tinappm@netzero.net, Phone: 608-221-9832, Pager: 608-578-2381

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