



CONDOMINIUM ASSOCIATION

Carryl Co Management
4915 Monona Dr, Ste 206, Monona, WI 53716
Phone: (608) 222-9580 Fax: (608) 222-4887

Hickory Meadows Condo Association Meeting

Date: Thursday – August 6, 2009

Meeting Called to Order: 7:07 PM

Board Members Present: Eden L., Darlene L., Lorrie R., Jennifer K.

Social Committee: Jennifer Klotzbach

Property Management Company: Carryl Co. (Kim Carryl & Sara Exum)

Guest Condo Owners Present: Tony Pluard

Special Guests: N/A

Call to Order: Lorrie

A. Quorum – Yes

B. Proof of Notice of Minutes – Posted on www.hickorymeadows.net website bulletin board.

C. Acceptance of Minutes – Eden and Darlene, as amended

D. Treasurer's Report (as of June 30, 2009)

Checking Account –	\$958.75
Savings -	\$14,665.25
Reserves (CD's) -	\$64,981.59

- A discussion ensued regarding three (3) CD's which will come due on August 11, 2009. Kim to check on rates.
- Discussion ensued regarding moving \$10,000.00 Bank of Sun Prairie CD to the savings account as payment for the water infiltration repairs. Lorrie moved, Eden seconded. All in favor.
- One unit owner has filed bankruptcy.
- The Board authorized hiring a civil server to locate owner(s) who have abandoned their unit and are in arrears.
- Eden moved and Lorrie seconded waiving late fees for an owner, if his monthly payments are on a timely basis for six (6) consecutive months.

Lorrie moved and Eden seconded to accept the June Financials.

E. Property Management Report (Carryl Company)

1. Water Infiltration. Update: Sierra Concepts has made contact with 13 of the 17 owners who have had water issues. The cracks appear to have been caused by heavy equipment running along the foundation during the back-filling process. There are also areas under the decks which causes water to run towards the home. Carryl Company instructed to contact Sierra regarding scheduling and begin repairs.

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2. Grass Seed. Update: Eric did put down grass seed in areas as requested. The areas were not watered. Request will be made to reseed in September/October. Owners are asked to make sure newly seeded areas are watered.

F. Social Committee (Jennifer)

1. **Saturday Social Event at Beef O'Brady's**
August 8
September 12
October 10
November 14
2. **Monthly Social Events**
August 19- Essen Haus beginning at 6:00.
September 16- Joey's Seafood and Grill
October 21- Weary Traveler
November 18- Doughboy's Pizza
3. **Movie & Munchies**
August 29
September 26
October 24
November 21
4. **Winter Party**
Saturday, December 19 at Prime Quarter

Other events are located on the HM Calendar. Please let Jennifer know if you plan on attending through Yahoo Social Committee web address. Also check www.hickorymeadows.net for events.

5. All Association members can be notified of the social committee events by joining hm_socialcommitte@yahoo.com Remember there is an underscore between hm & social.

G. Old Business

1. City of Sun Prairie has been contacted regarding painting of the curbs.
2. Trees have been trimmed.

H. New Business

1. Dryer vent cleaning will be added to the budget.
2. Concerns expressed regarding occupant of unit.
3. Owners who request will be notified prior to chemical treatments for weeds.
4. Radon Mitigation necessary at recently sold unit. Normal range is 4, unit measured 10.7. Jennifer moved, Lorrie seconded approval of \$300.00 - \$500.00 for mitigation and instructed Kim to contact Rad Track to begin process.
If owners would like their home TESTED, this may be done at the owners expense!

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5. Management had 15 roofs inspected due to the hail storms which had passed through in June and July. There were no damages.

I. Owners Discussion

1. Contact for Maintenance Issues:

Caryl Company, LLC – 4915 Monona Drive, Ste. 206, Monona, WI
53716
Phone: 608-222-9580
e-mail: carylcompany@att.net
Fax: 608-222-4887
Emergency Cell (Kim): 608-438-8243

J. Meeting Adjournment:

8:50 PM (Lorrie and Darlene)

K. Next Meeting:

The next meeting will be **Thursday, September 3, 2009** at the **Sun Prairie Library Conference Room beginning at 7:00 PM**.

CONDO BOARD and OFFICERS:

Bob Gorleski, Board of Directors & President bsme85@aol.com 974 Chandler Lane	Term Completion: 2010 Ph: 608.825.9496
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Eden LaFond, Board of Directors & Treasurer str82me@charter.net 889 Chandler Lane	Term Completion: 2010 Ph: 608.825.6867
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Lorrie Roosmalen, Vice President uspaper.llr@charter.net 979 Chandler Lane	Term Completion: 2011 Ph: 608.318.0724
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Darlene Lobenstein, Secretary DLobenstein@gmail.com 951 Chandler Lane	Term Completion: 2011 Ph: 608.630.7445
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Jennifer Klotzbach, Member at Large Hm_socialcommittee@yahoo.com (there is an underscore between hm and social) 999 Chandler Lane	Term Completion: 2011 Ph: 608.332.1448
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MANAGEMENT COMPANY:

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Monona, WI 53716

Contact: Kim Carryl
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Fax: 608.222.4887
Emergency Cell (Kim): 608.438.8243
e-mail: carrylcompany@att.net