



## 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 Monthly Meeting

Date: Wednesday, September 10, 2008

Meeting Called to Order: 7:00 PM

Board Members Present: Bob, Mary, Carole, Cristie

Social Committee: Jennifer

Property Management Company: Carryl Co (Cheri, Kim, Michelle)

Guest Condo Owner's Present: 17

Call to Order: Bob and Mary

#### A. No Quorum

#### B/C. Minutes from Last Meeting

Distributed to All Condo Owners for Review (accepted by Eden and Dennis)

#### D. Treasurer's Report

Checking Account \$816.13

Money Market \$3,622.12

Certificates of Deposit

\$11,121.21	3.5%	08-11-2009	Bank of Sun Prairie
\$11,121.21	3.5%	08-11-2009	Bank of Sun Prairie
\$16,681.82	3.5%	08-11-2009	Bank of Sun Prairie
\$10,000.00	3.5%	10-15-2008	Heritage Credit Union
<u>\$10,658.41</u>	3.1%	11-18-2008	Heritage Credit Union
\$59,658.65			

Sun Prairie Bank lost all direct deposit accounts when they changed over their system.

We are collecting checks this month through the Carryl Co.

**Make checks out to Hickory Meadows Condo Association for \$95 and send to: The Carryl Co, LLC, PO Box 8154, Madison, WI 53708.**

Carryl Co will send out a direct deposit form in mail next week for the next month to be issued for Wisconsin Community Bank-Cottage Grove. Please return as soon as possible.

Total expenses for August 2008: \$19,891.33 so far (Eric's Lawncare, Sherwin Williams, Condo Insurance, Shim-Tech, Carole Kraak (printing), Prairie Home Products (painting), Ballweg Landscaping, Munroe Condo Management, printing and distribution of condo minutes, etc.

### **E. Property Management Report (Carryl Co)**

Carryl Co is still working out the invoices for September 2008.

Bank of Sun Prairie will no longer be our bank for direct deposit. Wisconsin

Community Bank will be the new home for our main banking.

Income and Expenses from January 1 through September, 2008 provided by Melissa Haas. (see attached sheet at end).

### **Delinquent Condo Dues**

Carryl Co is still working on this one and will have an update at next meeting.

### **Property Report**

#### **Completed Projects:**

- Shutters installation is completed for 3 buildings at the School Street and Chandler Lane side of the block.
- Replaced four cracked sidewalks.
- Deck repair at 1029 Chandler Lane.

#### **Future Projects:**

- Repair of previous decks
- Walk through of property report from Carryl Co and walk through with Eric.

### **F. Social Committee (Jennifer)**

Activities for 2008, see the condo association website calendar.

<http://www.hickorymeadows.net/events.php?month=8&year=2008>

Also, Jennifer has an email strictly for social events; please sign-up via email (hmsocialcommittee@yahoo.com), to receive notices of things she is planning or suggestion. Phone: 318-0155.

Movie/ Cookout/BBQ Night: September 20, 2008, between 956 and 974 Chandler Lane.

Start Time: 6:00 PM, bring a dish to pass, BYO- beverage, BYO-item to grill. If children are present, we will have a children's movie first.

HM Social Hour: Wednesday, from 5:00 – 9:00 PM,.

Wednesday, September 17, Social Hour at Eddies Ale House on Main St.

On the 3<sup>rd</sup> Wednesday of the month, Prime Quarter Steak House, E. Washington Ave.

HM Social Hour Saturday: 4:30 – 9:00 PM or later, Beef O'Brady's

### **G. Old Business**

#### **Property Management Company**

Termination of Monroe Condo Management contract, effective 09/01/08.

### **H. New Business**

New Management Co: Carryl Co, LLC, they are bonded for \$150,000.

Carryl Co will send out Welcome Packet to all new owners.

Election of New Board Members:

Robert Gorleski, Eden LaFond, Rebecca Heflin.

## **I. Owners Discussion**

Contact for Maintenance Issues

Carryl Co, LLC – 4915 Monona Dr, Ste. 206, Monona, WI 53716

Phone: 608-222-9580

Email: [carrylcompany@att.net](mailto:carrylcompany@att.net)

Fax: 608-222-4887

Kim Cell Emergency only: 608-438-8243

Owner Issues to be looked into by Carryl Co:

993 Chandler – Mudjack issue

952 Chandler – cracked foundation and porch, and has had issue with water in basement.

1201 Homestead – water in basement.

Look into copies of foundation work for each unit and look for report/certificates of what has been done.

Weeds – complaint(s).

### **Other Business Reminders:**

#### **\*Storm Doors for Condo Front Door\***

Larson #830-80 with retractable screen and brass hardware. Price \$238

Larson #830-82 with retractable screen and brushed nickel hardware. Price \$246

or you can upgrade to:

Larson #346-60 with retractable screen and brass hardware. Price \$332

Larson #346-52 with retractable screen and brushed nickel hardware. Price \$340

### **Condo Owner Advice**

**Air Conditioner** – Do not completely cover your outside unit. You should put something over the top only. Mice will get into a unit that is completely covered and cause damage.

**Furnace System** – Remember to have your furnace checked and replace furnace filters with good filters every two months during the winter months when the house is closed.

#### **Contractors:**

Bohling & Sons, 837-5909, installed most of the furnace and A/C units. \$ 88.62 for normal cleaning of each, extra for filter & Freon if needed.

Dave Jones, 222-8490. Don't have a price from them but they can do furnace and A/C unit cleaning.

**Water Softeners** – Please, use the water softener. Dane County is very hard water area. The water is clean but builds up lime deposits, which corrodes the water pipes, hot water heater, dish washer, and all faucets if the water softener is not turned on and filled with salt tablets or granular salt. Once the pipes are too corroded, they will have to be replaced. Same is true for water heater, dish washer and faucets.

Salt bags can be bought in 25 lb bags and 50 lb bags. You can purchase water softener salt at most grocery stores, Home Depot, Mounds Pet Food Warehouse, Farm-n-Fleet and Menards. There are also companies who will deliver water softener salt to your place and put in your softener tank for a price.

Repair Water softener – Hellenbrand, 251-7681 put them into units. If it's working correctly, there shouldn't be any lime (white powder) build up on any of your fixtures.

## **MOVING OUT PROCEDURES:**

IF MOVING OUT THE FOLLOWING ITEMS MUST BE GIVEN TO THE NEW CONDO OWNER.

(We've noted many condo owners do not know this is required by Wisconsin Law.)

1. Cover letter for Condominium Disclosure Materials (Wisc. Stat. 703.33(1) & (2))
2. New owner must be given the Hickory Meadows(HM) Condo Booklet given when you moved-in at time of ownership. (If you cannot find yours, this is now in PDF format on Hickory Meadows Website: <http://www.hickorymeadows.net/index.php>, just print all sections needed and take to a copy shop to get spiral bound.)
3. Any Bi-Law and Amendment up-dates and or other changes must be included with the HM Condo Book, placed at back of book. (All are in PDF format to print yourself.)
4. All HM Condo Board Meeting Minutes must be handed over to the new person in chronological order. (All are in PDF format to print yourself.)
5. Provide new owner with form for Auto-Deposit of HM Condo Fee. They must be hooked up to take over when you leave.
6. They also should be given New HM Condo Owner Form to fill-out.
7. They should be given Satellite Dish Form if they plan to install a dish instead of using cable. All three forms should be handed over to Melissa Haas or one of the condo board members. (NEW VERSION)
8. **Please, let Carryl Co (email: [carrylcompany@att.net](mailto:carrylcompany@att.net), Phone: 608-222-4887 (Management Company) know, your last mortgage day of being in the condo, especially if you have direct deposit so we can stop your condo fees. Let her know who the new owners are with an email and a working phone number to be able to contact them. Let the new owners know, they should mail all forms to: [Carryl Co. LLC, 4915 Monona Dr., Ste 206, Monona, WI 53716](mailto:Carryl Co. LLC, 4915 Monona Dr., Ste 206, Monona, WI 53716).**

**J. Meeting Adjournment:** 8:00 PM. (RT, Mark)

## **K. Addendum to Meeting**

### **Meeting of New Board of Directors, September 10, 2008**

Meeting start: 8:15 PM

The New Board of Directors met after the regular meeting concluded to elect officers.

As you know from the regular minutes the new directors for the board are:

Robert Gorleski - 974 Chandler Lane

Eden LaFond - 889 Chandler Lane

Rebecca Heflin - 886 Chandler Lane

The officer positions are as follows:

Robert Gorleski \_ President (until May 8, 2009)

? - Vice President – (Name not released until confirmed by person, but will be resolved by next meeting.)

Eden LaFond - Treasurer

? - Secretary - (Name not released until confirmed by person, but will be resolved by next meeting.)

As per our contract with the Carryl Company, they are also the Assistant Secretary/Treasurer of the Association.

Adjournment: 8:30 PM.

**Next Monthly Meeting: Thursday, October 2, 2008, at 7:00 PM, at Sun Prairie Public Library, 1350 Linnerud Dr.**

**November Meeting: Thursday, November 6, 2008, at 7:00 PM, at Sun Prairie Public Library, 1350 Linnerud Dr.**

Meetings going forward will be held at the public library on the first Thursday of the month. There will be no formal meetings held in December or January at this time.

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## **Condo Board**

Bob Gorleski

[bsme85@aol.com](mailto:bsme85@aol.com)

Eden LaFond

Rebecca Heflin

[hickory\\_meadows@yahoo.com](mailto:hickory_meadows@yahoo.com)

Carryl Co LLC.

[carrylcompany@att.net](mailto:carrylcompany@att.net) Phone: 608-222-9580

Mailing address for all forms: 4915 Monona Dr, Ste 206, Monona, WI 53716

7:18 PM

09/01/08

Accrual Basis

**Hickory Meadows Condominium Association**  
**Expenses by Vendor Summary**  
**January 1 through September 1, 2008**

	<u>Jan 1 - Sep 1, 08</u>
Ballweg Landscaping	24,741.54
Carole Kraak	250.60
Comprehensive Sntax	150.00
CRC Concrete Raising	2,510.61
Eric's Lawn Maintenance	29,279.81
Genesis Painting	1,103.25
Home Depot	2,019.84
IRS	539.00
james peterson	40.00
Mary Lestina	11.57
Munroe Condo Management, LLC	8,097.54
Prairie Home Products	920.50
Ritter Insurance	10,309.47
Sharon Manor	40.00
Sherwin Williams	5,440.18
Shim-Tech	1,381.00
State of Wisconsin	76.00
<b>TOTAL</b>	<b><u>86,910.91</u></b>