



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 – November 6, 2008
Meeting Called to Order: 7:00 PM
Board Members Present: Bob G., Darci K., Eden L., Rebecca H.
Social Committee: Jennifer
Property Management Company: Carryl Co. (Kim and Michelle)
Guest Condo Owners Present: None
Call to Order: Bob and Eden

A. Quorum – No

B. Proof of Notice of Minutes – Posted on www.hickorymeadows.net website bulletin board on 10/9/08.

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

D. Treasurer's Report (as of August 31, 2008)

Checking Account – \$4,765.08
Savings - \$4,225.06
Reserves - \$68,256

E. Property Management Report (Carryl Company)

1. For the two CDs maturing on November 18, 2008, Carryl Company will check for a better rate of return and pass the information on to the Board for a decision to let the CDs roll over or move to a new account.
2. The Management encourages all Condo Association Members to complete the Direct Deposit form for monthly Condo dues. Residents in arrears of their condo fees have been sent a notice.
3. Signature Cards are to be signed Saturday, November 8, 2008 by Bob and Eden for the CDs, the savings account, access to the safety deposit box and the checking account.
4. Scott Petersburg is to provide us with a quote for insurance; Ritter dropped their rates to be competitive.
5. Eric's Lawn Service is to blow fallen leaves into piles, gather them up and haul them off.
6. Our previous Management Company (Munroe Property Management) payment for August 2008 is on hold until the new management company receives Quick Book report and back-up disk, 2007 year end report with details of expenses booked in 2007, copies of bills for 2008, financial statements prepared for the Board from January through August 2008, and deposit details for 2008.
7. Carryl Company will retrieve the master key and any individual condo keys in possession of our previous management company (Munroe Property Management) for destruction. All condo owners will be responsible for their own keys and may

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8. choose someone to have an extra key or remote access to their garage door installed in the case of a lock out.
9. 884 Chandler Lane repair sidewalk not adequate. The Management Company is going to arrange to have it mud jacked.
10. Carryl Company will schedule a meeting with the Developer (Kraus) to ascertain when the three phases were started and completed to develop a plan for maintenance. He will also discuss condo owner's issues.
11. Carryl Company will solicit bids for the painting of the front porch posts and railings.
12. Mailboxes are still an issue. Carryl Company will get bids on turning the mailboxes around so that they are in compliance with the Sun Prairie Building Department Standards.
13. Carryl Company will contact Eric's Lawn Service regarding the damage done to the deck at 881 Chandler when trimming the bushes.

F. Social Committee (Jennifer)

1. Social event at Ella's Deli on Wednesday, November 19th at 6 p.m.; please let Jennifer know if you plan on attending.
2. Social event at Beef O'Bradys on Saturday, December 13th at 4:30 p.m.
 - a. If anyone has a suggestion for another gathering place other than Beef O'Bradys please let Jennifer know.
3. Social event at the Atlantis Taverna on Main Street in Sun Prairie on Wednesday, December 17th at 6 p.m.; please let Jennifer know if you plan on attending.
4. Since everyone enjoyed the get together at the Prime Quarter Steak House a winter party is in the plans for Saturday, January 10th
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. Carryl Company will send out minutes via the U.S. postal service to all Condo owners that do not have a home e-mail address. For members that do have an e-mail address, the minutes will be sent through hickory_meadows@yahoo.com account. They will also be posted on our website www.hickorymeadows.net
2. IRS tax return

H. New Business

1. Carryl Company and The Board will develop a five-year plan for the Association.

I. Owners Discussion

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1. Contact for Maintenance Issues:

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

J. Meeting Adjournment:

8:15 PM (Darci and Eden)

K. Next Meeting:

There are no meetings scheduled for December and January. The next meeting will be Thursday, February 5, 2009 at the Sun Prairie Public Library - 1350 Linnerud Dr. beginning at 7 p.m.

CONDO BOARD and OFFICERS:

Bob Gorleski, Board of Directors & President -
bsme85@aol.com 974 Chandler Lane Ph: 608.825.9496

Eden LaFond, Board of Directors & Treasurer
str82me@charter.net 889 Chandler Lane Ph: 608.825.6867

Darci Kanouse, Vice President
(no e-mail) 881 Chandler Lane Ph: 608.837.5478

Darlene Lobenstein, Secretary
Darlene.Lobenstein@GeneralCasualty.com
951 Chandler Lane Ph: 608.630.7445

Rebecca Heflin, Board of Directors
rebecca1215@verizon.net
886 Chandler Lane Ph: 608.837.6668

MANAGEMENT COMPANY:

The Carryl Company, LLC	Contact: Kim Carryl
4915 Monona Drive	Phone: 608.222.9580
Suite 206	Fax: 608.222.4887
Monona, WI 53716	Emergency Cell (Kim): 608.438.8243
	e-mail: carrylcompany@att.net

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Important Information for Condo Owners

Storm Doors for Front Door

Larson #830-80 with retractable screen and brass hardware -	\$238.00
Larson #830-82 with retractable screen and brushed nickel hardware -	\$246.00

Or you can upgrade to the following:

Larson #346-60 with retractable screen and brass hardware -	\$332.00
Larson #346-52 with retractable screen and brushed nickel -	\$340.00

Condo Owner's Advice

Air conditioners – Do not completely cover your outside unit because mice may get into the completely covered unit and cause damage to the internal parts. Just place a cover on top of the unit only.

Furnace System – Remember to have your furnace checked annually and replace filters every two months.

Contractors

Bohling & Sons, 837-5909, installed most of the furnace and A/C units. The service fee is \$88.62 for normal cleaning. If a new filter and Freon is needed, it is an extra charge. Please contact them for up to date rates.

Dave Jones, 222-8490. They also service furnaces, as well. Please contact them for the current rates.

Water Softeners – Water softeners shall be unit for all condo unit owners. The water is clean but builds up lime deposits, which may corrode the water pipes, hot water heater, dishwasher, and the water softener is not turned on and filled with salt tablets of granular salt. If corrosion occurs, the home owners and not the condo association are responsible for replacing the affected areas. Salt bags may be bought at most hardware, gas station, and convenient stores in 25 or 50 pound bags. There are also companies that may deliver water softeners to you home for a fee.

Hellenbrand, 251-7681 installed most of the water softeners in the condo units. If there is any indication that the water softener is not working correctly, contact them for service.

Moving out Procedures

When moving out the following items shall be given to the new condo owner (This is required by Wisconsin Law):

1. Cover Letter for Condominium Disclosure Materials (Wisc. Stat. 703,33(1) & (2))
2. New owner shall be given the Hickory Meadows (HM) Condo Booklet when you moved in. A copy of the booklet is now on the Hickory Meadows Website <http://www.hickorymeadows.net/index.php> . Please print a copy and insert in a 3-ring binder or have the documents professional spiral bound.
3. Any By-Law changes and Amendments must be included with the HM Condo Condo Booklet. Please attach to the back of the book. All amendments and bylaws changes are in PDF format on the HM website.
4. All HM Condo Board minutes shall be given to the new condo owner in chronological order. See HM website for minutes.
5. A HM Auto Deposit form should be given to the new Condo Owner, as well, (see HM website).
6. A Condo owner form should be given to the homeowner to complete for the management company.
7. A Satellite Dish form shall be given to the condo owner, if they wish to switch from cable and given to the management company.
8. Please let the management company (Carryl Company) knows your last day as owner of the condo so that direct deposit or checking information for Condo fees can stop being deducted from your account. Supply the management company with the information for the new condo owner, such as phone number, e-mail address, etc.