



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: Wednesday – February 3, 2010

Meeting Called to Order: 7:05 PM

Board Members Present: Bob G., Eden L., Jennifer K (not present), Lorrie R.

Social Committee:

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

Guest Condo Owners Present: None, Special Guests: N/A

Call to Order: Bob G.

A. Quorum – Yes

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

C. Acceptance of Minutes – Lorrie and Eden

D. Treasurer's Report (as of December 31, 2009)

Checking Account –	\$2,791.37
Savings -	\$33,231.42
Reserves (CD's) -	\$44,315.16

- Request made to break down extra landscape services within landscape category (mulch, weeding, etc)

Eden moved and Lorrie seconded to accept the December Financials.

E. Property Management Report (Carryl Company)

1. Request made for updated list of basement repairs. **Carryl Company will provide at March meeting.**
2. Radon mitigation has been scheduled for 976 Chandler.
3. Information regarding dryer vent cleaning was verified. **Scheduling information will be available to owners in Mid-Late March.**
4. Discussion ensued regarding snow removal issues.

F. Social Committee (Jennifer)

1. No events planned for February.

G. Old Business

1. Carryl Company is integrating the registered set of Documents with the changes which were not registered for review by the Board.
2. Handyman list of items is on hold until spring.
3. There are five (5) Units For Sale in the Development
4. Bob and Eden are reviewing the Sample Reserve study provided by the Carryl Company.
5. Two (2) bids have been received regarding fence repairs, bids to be reviewed upon verification of ownership of the fence.

The Carryl Company, LLC - 4915 Monona Drive, Suite 206 – Monona, WI 53716
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H. New Business

1. 2009 tax preparation is underway.
2. Darlene Lobenstein tendered her resignation from the Board.
3. Spring walk-thru will occur in Mid-April.

I. Owners Discussion

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:

8:45 PM (Eden and Lorrie)

K. Next Meeting:

The next meeting will be **TUESDAY, MARCH 2, 2010** at the Sun Prairie library **beginning at 7:00 PM**. **** Please note change of date!**

CONDO BOARD and OFFICERS:

Bob Gorleski, Board of Directors & President
bsme85@aol.com Term Completion: 2010
974 Chandler Lane Ph: 608.825.9496

Eden LaFond, Board of Directors & Treasurer
str82me@charter.net Term Completion: 2010
889 Chandler Lane Ph: 608.825.6867

Lorrie Roosmalen, Vice President
uspaper.llr@charter.net Term Completion: 2011
979 Chandler Lane Ph: 608.318.0724

Jennifer Klotzbach, Secretary
Hm_socialcommittee@yahoo.com (there is an underscore between hm and social) Term Completion: 2011
999 Chandler Lane Ph: 608.318-0455

MANAGEMENT COMPANY:

The Carryl Company, LLC
4915 Monona Drive
Suite 206
Monona, WI 53716
Contact: Kim Carryl
Phone: 608.222.9580
Fax: 608.222.4887
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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 (Caryl 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.