



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 – September 3, 2009

Meeting Called to Order: 7:05 PM

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

Social Committee: Jennifer Klotzbach

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

Guest Condo Owners Present: Mary L., Diana S., Tammy W.

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 – Eden and Darlene

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

Checking Account –	\$3,841.49
Savings -	\$14,273.72
Reserves (CD's) -	\$60,295.10

- The Bank of Sun Prairie CD in the amount of \$11,510.45 was closed out on August 28.
- The Bank of Sun Prairie CD in the amount of \$17,265.68 was rolled over for one year at 1.4% interest rate.
- Clarification was made regarding \$2,000.00 transfer from savings to checking.
- Bob requested the total amount paid for the Association Insurance for the year

INSURANCE COST: \$13,217.00 UMBRELLA COST: \$461.00
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Eden moved and Jennifer seconded to accept the July Financials.

E. Property Management Report (Carryl Company)

1. Budget Concerns. **Bob G. expressed concerns regarding transferring \$10,000.00 to pay for the water infiltration issues of the basements. The money withdrawn will cover the cost for Sierra Concepts to repair the cracks and to fix the negative grade landscaping of the 17 units affected by this.**
2. The rock wall close to School St. is in need of repair.
3. Management will revise the List of Responsibilities.
4. Website. **The website currently is updated between Bob G. and Sara at the Carryl Company, however, there is cleanup needed. Darlene moved and Eden seconded.**

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hiring of an IT person to cleanup old files. Jennifer will continue to monitor the Yahoo site.

5. Delinquent Condo Dues. Eight units are currently delinquent in monthly fees. Management continues to track the unit in foreclosure. Management also will place liens on the properties which are delinquent more than 3 months.
6. Carryl Company to check status of intent with renters and owner of 972.
7. The itemized list of Handy Man Chores will be listed on the August Financials.
8. The Carryl Company is soliciting additional bids for the dryer vent cleanings.
9. Lawns have been sprayed for Japanese beetles; True-Green was to notify the owners when the spraying was to be done.
10. Wasp nests were noted on the property walk thru. Jennifer moved and Eden seconded to have the wasp nests removed.
11. A Walk through with Eric's Lawn Care will be scheduled for early fall.

F. Social Committee (Jennifer)

1. Saturday Social Event at Beef O'Brady's – 4:30

September 12

October 10

November 14

2. Monthly Social Events- 6:30

September 16- Joey's Seafood and Grill

October 21- Weary Traveler

November 18- Doughboy's Pizza

3. Movie & Munchies

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

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1. Painting has been prioritized for 2010.
2. Mailboxes need to be straightened on property.
3. The property is on the city list for curb painting.

H. New Business

1. The five year plan is being reviewed and will actively be pursued.
2. Discussion ensued regarding placing 13% in the reserves.
3. Taxes have been completed.

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 Jennifer)

K. Next Meeting:

The next meeting will be **Thursday, October 1, 2009** in the back room of **Beef O' Brady's** **beginning at 7:00 PM**.

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.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

Darlene Lobenstein, Secretary
DLobenstein@gmail.com Term Completion: 2011
951 Chandler Lane Ph: 608.630.7445

Jennifer Klotzbach, Member at Large
Hm_socialcommittee@yahoo.com (there is an underscore between hm and social) Term Completion: 2011
999 Chandler Lane Ph: 608.332.1448

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
Emergency Cell (Kim): 608.438.8243
e-mail: carrylcompany@att.net

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.