



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 – October 1, 2009

Meeting Called to Order: 7:10 PM

Board Members Present: Bob G., Eden L., Darlene L., Jennifer K., Lori R. (Not Present)

Social Committee: Jennifer Klotzbach

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

Guest Condo Owners Present: Mary L., 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 – With Changes; Darlene and Jennifer

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

Checking Account –	\$1,970.82
Savings -	\$26,392.03
Reserves (CD's) -	\$19,776.13

- Bob requested to make sure there are two (2) signatures on checks.
 - Payments are on schedule with Petersburg Insurance (payment due every 6 months)
 - Current delinquent amounts equal \$5,576.32
- Eden moved and Jennifer seconded to accept the August Financials.

E. Property Management Report (Carryl Company)

1. Eric's Lawn Care requested an on-site contact for winter weather issues. **Bob G. will be the contact person as to if plowing, salting, etc. is needed on the property, the Board and the Carryl Company will be e-mailed with the decision.**
2. A walk through of the property has been scheduled with Eric on Sunday October 25, 2009. Time to be determined. **Update: Walk through of the property was on October 24, 2009 at 1:00 PM with Eric Landscaping, Carryl Company and the Board. Carryl Company had a list of items that need to be discussed.**
3. Dryer vent cleanings services will be available to owners by S & S Air Duct Cleaners. **Owners will be responsible for payment to the company in the amount of \$45.00. Information regarding the cleaning procedure and dates available will be e-mailed to owners (sent USPS to owners we do not have e-mail addresses for) and posted on the web-site.**
4. Mailboxes on the property are tipping. **All mailbox posts need to be re-secured in the ground. Verification is needed from the City of Sun Prairie and the Post Office as to the proper distance to be located from the curb. Gerry (maintenance) will be**

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asked to provide a bid for securing all mailboxes and will secure the ones which are tipping now.

5. Renter in 972 is moving out. **Update: Moving out October 31, 2009.**
6. Water Infiltration. **S & K has completed the landscaping portion of the project. Sierra Concepts is to begin interior work in November.**
7. Eric's Lawn Care will be put on notice to stop mowing in the rain. **Update: No notice was sent.**
8. Bob has corrected the monthly condo fee amounts and Board Member information on the web-site.
9. A review needs to be completed to ensure the Hickory Meadows Documents and By-laws have been properly filed with the state. **An Ad-Hoc Committee will be formed to review all the documents. Update: copies of the items were given to all Board members to review on October 5, 2009. A meeting shall be scheduled shortly.**
10. The tree at 956 will be looked at and reviewed during the walk through. **Update: Noted at walk through and scheduled for replacement in the Spring. No action on hump.**

F. Social Committee (Jennifer)

1. **Saturday Social Event at Beef O'Brady's – 4:30**
October 10
November 14
2. **Monthly Social Events- 6:30**
October 21- Weary Traveler
November 18- Doughboy's Pizza
3. **Movie & Munchies**
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. List provided of what handyman is doing will be provided in more detail than one line item.

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H. New Business

1. IRS tax prep has been completed for 2008.
2. Savings account will be kept as is with no additional deposits until the basements are 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 (Lori and Jennifer)**K. Next Meeting:**

The next meeting will be **Thursday, November 5, 2009** in the back room of **Jovians Taphaus in Cottage Grove (Old Cloud 9) beginning at 7:00 PM. Anyone for dinner should arrive at 6:00 PM...dinner at your expense.**

CONDO BOARD and OFFICERS:

Bob Gorleski, Board of Directors & President bsme85@aol.com 974 Chandler Lane	Ph: 608.825.9496	Term Completion: 2010
Eden LaFond, Board of Directors & Treasurer str82me@charter.net 889 Chandler Lane	Ph: 608.825.6867	Term Completion: 2010
Lorrie Roosmalen, Vice President uspaper.llr@charter.net 979 Chandler Lane	Ph: 608.318.0724	Term Completion: 2011
Darlene Lobenstein, Secretary DLobenstein@gmail.com 951 Chandler Lane	Ph: 608.630.7445	Term Completion: 2011
Jennifer Klotzbach, Member at Large Hm_socialcommittee@yahoo.com (there is an underscore between hm and social) 999 Chandler Lane	Ph: 608.318-0455	Term Completion: 2011

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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 (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.