



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 5, 2009

Meeting Called to Order: 7:25 PM

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

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 –Darlene and Jennifer

D. Treasurer's Report (as of September 30, 2009)

Checking Account –	\$7,700.78
Savings -	\$26,392.03
Reserves (CD's) -	\$55,148.15

- Verification that payment for basement work will be separate line items and a separate page of building repairs.
- Heritage CD is due 11/18/09; Bob and Eden will have it rolled over to another CD
Eden moved and Darlene seconded to accept the September Financials.

E. Property Management Report (Carryl Company)

1. Review of walk through list provided by Kim. **Bob G. will investigate sidewalk repairs at 1041.**
2. Ballweg submitted a bid for repairing the fence; additional bids have been requested from Action and Ideal.
3. Several issues will be on hold until 2010 due to the start of the winter season.
4. Negative grades are still an issue.
5. Information regarding dryer vent cleaning was approved. **Information to be sent USPS and E-mail upon verification of scheduling.**
6. Renter of 972 is moving out..
7. Water Infiltration. **S & K has completed the landscaping portion of the project. Sierra Concepts is to begin interior work in November.**

F. Social Committee (Jennifer)

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.

1. Saturday Social

Saturday, November 14 -- Beef O'Brady's -- 4:30-7 PM

Join us for beverages (soft and otherwise), snacks, and/or dinner!

Please let me know if you plan on coming (hm_socialcommittee@yahoo.com or 318-0455)

The Carryl Company, LLC - 4915 Monona Drive, Suite 206 – Monona, WI 53716

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2. Original Social Hour

Wednesday, November 18 -- Doughboy's Pizza
(www.doughboys-pizza.net) 248 N. Century Ave, Waunakee
6-6:30 PM -- Beverages and gathering
6:30 PM -- Dinner
Please RSVP by noon that day
(hm_socialcommittee@yahoo.com or 318-0455)

3. Movies and Munchies

Saturday, November 21
\$5 Movies before 11 AM
Munchies follow (usually starting between noon and 1 PM)
If interested in movie and/or munchies, please let me know at
hm_socialcommittee@yahoo.com or 318-0455.

4. Winter Party!

Saturday, December 19 – Prime Quarter Steakhouse
(primequarter.com) 3520 East Washington Ave., Madison
4:30 – 5:00 PM- Beverages in the lounge
5:00 PM- Dinner
RSVP- hm_socialcommitte@yahoo.com or 318-0455

1. 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. Bob will suggest a couple of dates to get together and clean up the documents.
2. Kim is completing the formatting of the "List of Responsibilities
3. Jerry G. will work with the city and the post office to ensure proper positioning of the mailboxes.
4. The tree at 956 Chandler will not be replaced this fall. The tree has been tabled until spring 2010.

H. New Business

1. There was none

I. Owners Discussion

1. Contact for Maintenance Issues:

Carryl Company, LLC – 4915 Monona Drive, Ste. 206, Monona, WI 53716
Phone: 608-222-9580

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e-mail: carrylcompany@att.net
Fax: 608-222-4887
Emergency Cell (Kim): 608-438-8243

J. Meeting Adjournment:

8:305 PM (Lori and Jennifer)

K. Next Meeting:

The next meeting will be **Thursday, FEBRUARY 5, 2010** at the Sun Prairie library **beginning at 7:00 PM .**

CONDO BOARD and OFFICERS:

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

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

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

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

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

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

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.