



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 – February 5, 2009

Meeting Called to Order: 7:05 PM

Board Members Present: Bob G., Eden L., Rebecca H., Darlene L., and Darci K. (not present)

Social Committee: Jennifer (not present)

Property Management Company: Carryl Co. (Kim and Sarah)

Guest Condo Owners Present: Lori McNamara

Special Guests: Scott Petersburg from Peterburg's Insurance

Call to Order: Bob and Eden

A. Quorum – No

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

C. Acceptance of Minutes – Eden and Rebecca.

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

Checking Account – \$1, 327.35

Savings - \$9, 637.01

Reserves - \$59, 981.59

- Carryl Company is checking into why our checking transfer into reserves was changed from \$1600 to \$1200. Carryl Company will provide an explanation at the next meeting.
- There were checks signed by the Carryl Company without a second signature by an authorized board member. Although the amounts were less than \$25.00, we reinforced that a second signature is required. Carryl Company will provide an explanation at the next meeting.
- There is a check payment (#1034) to Hatcher Hill for \$790.00. Carryl Company will advise us what the check was for. Carryl Company will provide an explanation at the next meeting.

E. Property Management Report (Carryl Company)

1. Eric's Lawn Service is not happy that payment is being withheld by the Carryl Company for work performed because of checks being signed. We are still being charged for a gas surcharge.
2. There were numerous complaints by homeowners on the snow plowing service and salting. Carryl Company to follow-up on homeowners that have slipped on the ice.
3. The Carryl Company stated that the Eric has the best price for salting.
4. Carryl Company informed us that loud music is being played by one of the condo owners. Cheri from the Carryl Company sent a notice to the owner.

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F. Social Committee (Jennifer)

1. Social event at Blue Lagoon on Wednesday, February 18th at 6 p.m.; please let Jennifer know if you plan on attending through Yahoo Social Committee web address.
2. 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. 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. Hickory Meadows Condo Association has almost \$5,000 in unpaid condo fees from nine homeowners. Carryl Company is working with the homeowners to pay the back dues, but homeowners that do not respond, a lien and/or judgment will be filed.
4. IRS tax returns from 2007 are still in question by the IRS. They still need clarification on vendors (contractors) that were considered employees when taxes were filed.
5. Our previous Management Company (Munroe Property Management) payment for August 2008 is on hold until the new management company receives 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. **Update - all info was sent to Carryl Company by the President of HM after talking with Melissa.**
6. 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 may choose someone to have an extra key or remote access to their garage door installed in the case of a lock out.
7. 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. **Update – Kraus will not return phone calls and Carryl Company will try to meet Kraus at his local hangout (Beef O'Bradys) on Friday to discuss.**
8. Carryl Company will solicit bids for the painting of the front porch posts and railings.
9. 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.
10. Carryl Company will contact Eric's Lawn Service regarding the damage done to the deck at 881 Chandler when trimming the bushes.

H. New Business

1. Carryl Company and The Board will develop a five-year plan for the Association.
2. Carryl Company informed us that HM may have to apply for an extension on taxes for 2008 because of items number two and three listed above in old business.

The Carryl Company, LLC - 4915 Monona Drive, Suite 206 – Monona, WI 53716
Phone: 608-222-9580 - Fax: 608-222-4887

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3. Scott Petersburg provided us with a quote for insurance (see attached). The new policy will be blanket coverage, which is 100% replacement cost. With our current company we are at 80% coverage. Our old insurance company is going out of business. Before any decision is made Darci Knouse will compare the two policies to make sure we are covered before the March 5th meeting. Under HM By-Laws, our policy covers shell and structure above basement walls only. Any owner upgrades or basements are not covered. Scott is also checking on insuring the Board Members (hold harmless), washer and dryers, and contents for sewer and drain back-up. We need to make a decision by April 15, 2009 on coverage.

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:

8:55 PM (Darlene and Eden)

K. Next Meeting:

The next meeting will be Thursday, March 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

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Rebecca Heflin, Board of Directors

rebecca1215@verizon.net

886 Chandler Lane Ph: 608.837.6668

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.

Petersburg

Insurance Agency LLC
www.petersburgins.com

Toll free 800-340-4931
scott@petersburgins.com

Life • Home • Auto • Business
2421 Parmenter St. • Middleton, WI 53562
608-824-7267 • Fax: 608-824-1123

Hickory Meadows Condo Association

Various deductible quotes with Erie Insurance:

They are all blanket coverage insured at 100% to value. Included is directors and officers coverage along with sewer and drain back up, \$500 deductible, \$10,000 coverage per unit.

Subject to favorable loss runs.

				W/O Electrical and Mechanical Breakdown.	
\$1000	Deductible	\$13,114		\$12,808	
\$5000	Deductible	\$11,691	difference \$1,423	\$11,431	difference \$1,377
\$10,000	Deductible	\$10,595	difference <u>\$1,096</u>	\$10,595	difference <u>\$ 836</u>
			\$2519		\$2,213

Business Umbrella

1 st million	\$446
2 nd million	\$321
3 rd million	\$321
4 th million	\$321
5 th million	\$321



An Independent Agent Representing
ERIE INSURANCE GROUP