



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 – June 4, 2009

Meeting Called to Order: 7:05 PM

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

Social Committee: Jennifer Klotzbach

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

Guest Condo Owners Present: None

Special Guests: N/A

Call to Order: Lorrie

A. Quorum – Yes

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

C. Acceptance of Minutes – Darlene and Eden

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

Checking Account –	\$2,006.48
Savings -	\$13,059.02
Reserves (CD's) -	\$64,981.59

- A discussion ensued regarding late fees on owners who are delinquent on their fees and the placement of liens on the property for those who are more than three (3) months delinquent on monthly fees.
- Petersburg Insurance is not able to do ACH on the Condominium Insurance, payments will be made on a quarterly basis.

Eden moved and Bob seconded to accept the May Financials.

E. Property Management Report (Carryl Company)

1. Eric's Lawn Service, Carryl Company and the Board had walked through the property and a list of items in need of attention was given to Eric. Update: Eric's Lawn Service will be sent a certified letter, stating the company will have until June 30 to correct the winter damages or an independent contractor would be hired with the cost being deducted from his next monthly bill. Failure to cure would also be considered a breach of contract and his contract would be terminated.
2. A number of downspouts are in need of repair/replacement. Update: The downspouts are the responsibility of Eric's Lawn Service..
3. Owners will be provided with numbers to place on their mailboxes.

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4. Two addresses have cracks in the driveway causing concern for the owners.
Update: Carryl Company will send a contractor to evaluate.
5. Tree and bush replacement has been scheduled for June.

F. Social Committee (Jennifer)

1. Monthly social event at Beef O'Brady's on June 13, 2009 at 6:00 PM Second Saturday of the month; Pizza Social event in Eden's driveway on June 17, 2009. 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.
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 and The Board will develop a five-year plan for the Association.
Update: Still Pending.

H. New Business

1. A review was completed of the budget.
2. Owners are reminded that grilling on the decks is NOT allowed.
3. Owners who request will be notified prior to chemical treatments for weeds.
4. Carryl Company is gathering bids to have mulch installed around the trees on the property.
5. The City of Sun Prairie is to repaint the curbs and level the gravel in the medians, as well as trim up trees.

I. Owners Discussion

1. Owners will receive a questionnaire shortly questioning if they have experienced water in their basements. Carryl Company requests all owners complete this form and return.
2. 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

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

