

Crosswinds Board Meeting Minutes
April 11, 2023

- I. Call to Order
The meeting was called to order at 9:47 a.m. by Dave Hewett, president, with Board Members Darko Kalan, Marv Ganser and Barb Halley, in attendance along with Kelley Still and Peter from Madison Property Management (MPM).
- II. Secretary's Report
A motion was made and seconded to approve the minutes from the November 17, 2022 meeting. The motion was unanimously approved.
A motion was made and seconded to approve the minutes from the organizational meeting Dec. 15, 2023. The motion was unanimously approved.
- III. President's Remarks
Tim Koechel will serve as the fifth board member for the remainder of Kevin Sergenain's term. The June Board Meeting was moved to June 23, 2023, 9:00 a.m. and will be held at Madison Property Management (MPM).
- IV. Treasurer's Report
 - A. Marv Ganser reported on the financials for the duplexes and garden units as of February 28, 2023.
 - B. He also reported on the 2022 year end reconciliations.
 - C. The 2023 insurance premiums were paid from reserves and will be repaid to reserves over the coming year providing approximately a 10% savings.
 - D. As previously approved by the Board via email, some of the reserve funds have been transferred into CD investments providing a better return.
- V. Garden Report by Barb Halley and Kelley Still
 - A. The Alt's Landscaping contract has been signed and sent for the remainder of the landscaping scheduled for 2023.
 - B. Kevin Sergenian contacted Kelley about remodeling the lobby of the 9201 building. Kelley will contact him to find out what the estimate cost might be.
 - C. The tuck pointing should be completed this year. There is not a lot left to do.
 - D. If owners want EV charging stations installed a 240v panel would likely need to be installed prior to that being made available. This would only happen if an owner requested the installation and the individual charging station would be the individual owner's cost.
 - E. Cold weather last winter caused some problems with furnace venting. The fix is the responsibility of each unit owner. Dave will contact Harker Heating to discuss the problem with Elliot Weiman, who had problems this past winter.

- VI. Duplex Report by Darko Kalan and Kelley Still
 - A. An overview of 2023 projects included concrete repair, mailbox repair, the drainage grate on Windy Point, the speed limit sign on Crosswinds Ln., the Boley contract, and repair of asphalt cracking.
 - B. Sprinkler and irrigation maintenance was discussed with it being noted that the control panel WIFI for the Gardens Units is located in 9201.
 - C. The request for Tyvek insulation at 34 Hawks Circle is the owner's responsibility since at the time the duplex was built this was not required.
 - D. Natural gas meter bonding should be done if remodeling is done that affects the natural gas to the unit.

- VII. Old Business
 - A. The rules and regulations are final and have been signed by Barb Halley as secretary. Kelley will post them on the web site.
 - B. Operating as Statutory vs. Non-statutory will be voted on by owners at the 2023 December annual meeting. Information will be sent out prior to the meeting.
 - C. There was no new information about the status of Gorman building Garden's Units 4 or 5.

- VIII. New Business
 - A. The web site is being revised and updated by Kelley Still.
 - B. There were no other new projects for 2023 mentioned.

- IX. Adjournment
 - A. The meeting adjourned at 11:30 a.m. by unanimous vote. The Board will meet again on June 23, 2023, as noted earlier.