

Crosswinds Board Meeting Minutes
Madison Property Management offices
June 23, 2023

- I. Call to Order
The meeting was called to order at 9:00 a.m. by Dave Hewett, president, with Board Members Darko Kalan, Marv Ganser, Tim Koechel and Barb Halley, in attendance along with Kelley Still from Madison Property Management (MPM).
- II. Secretary's Report
A motion was made and seconded to approve the minutes from the April 11, 2023 meeting. The motion was passed unanimously.
- III. President's Remarks
A news letter was sent out. A question about a summer gathering was posed. Dave will ask Mary Roggeman if she would like to organize something. The landscaping is looking good. The Tyvek question seems to be settled since at the time the condos were built, it was not a requirement.
- IV. Treasurer's Report
 - A. Marv Ganser reported on the financials for the duplexes and garden units as of the end of April, 2023. The actual is following the budget and there are no concerns.
 - B. The first of the CDs is up now. Marv suggested rolling them over to a one year period as they come due.
 - C. Reserve status for the duplexes is \$50,000 and \$11,000 for the gardens.
- V. Garden Report by Barb Halley and Kelley Still
 - A. Kelley received a question about the need for restriping the garages shortly after they were cleaned. All vehicles would need to be moved out once again to do this. It was decided that it would be better to add it into the 2024 budget and do it at the same time as the yearly cleaning in the spring of 2024.
 - B. Kevin Sergenian contacted Kelley about remodeling the lobby of the 9201 building. Dave will contact him to find out what the plan and estimated cost might be so the Board could move on the issue.
 - C. The tuck pointing does not have a lot left to do. Nothing is critical and it can be completed in 2024.
 - D. A motion for the WIFI routers added to buildings 9201 and 9225 for control of the irrigation system was made and passed unanimously.
 - E. H. J. Pertzborn did a review of the fire safety in the Gardens buildings and noted several defects. A motion to approve the total of \$6,843 to correct the defects was made and passed unanimously.
 - F. A motion was made and passed unanimously to replace and paint the damaged garage door for the lower level garage on 9225.

- VI. Duplex Report by Darko Kalan and Kelley Still
 - A. There was a question about replacing the caps used on the duplex decks. Dave will do some research on where we might get caps.
 - B. Sprinkler and irrigation maintenance is moving forward. Brandon reported that the burned out areas are due largely to loose wires that need replacing. There are also many sprinkler heads that have been damaged by mowing and need replacing.
 - C. The roadway asphalt on most of the roadways is in good shape. However, the concrete on many of the driveways is in bad shape. Darko provided a map with areas in need or repair circled. He will set up a meeting with ECO to get a bid for the needed work. Bids acquired last year from two different firms were for only about half as many repairs that appeared now.
 - D. A motion was made and passed unanimously for a deck replacement project at 54 Hawks Landing Circle.
 - E. A motion was made and passed unanimously for a deck replacement project at 1842 Breezy Trail.
 - F. The state's new condo regulations require the grounding of the gas lines at the meters if they are the smaller copper leads.
 - G. In the next news letter, Dave will mention that dryer vent cleaning will take place in 2024.
 - H. The owner of 9308 Crosswinds Ln. asked Kelley about a tree in her yard that was supposed to be replaced 10 years ago. Kelley will do some research about it.

- VII. New Business
 - A. The section of Crosswinds Lane that was not replaced when the rest of the roadways were done, due to the possibility of Gorman building additional Gardens units, is in poor shape and will need replacing at some point.
 - B. The schedule for recycling and garbage removal by Waste Management has been inconsistent. Kelley will see if she can get a schedule for the rest of the year, including the holiday times, to provide to all duplex owners.
 - C. The tree line on the west end of the vacant lot area should be removed.

- VIII. Old Business
 - A. The survey that was sent out about the time for the annual meeting has indicated many of the owners would like an earlier time. This year a time of 4:00 p.m. will be tried.
 - B. Kelley has made changes to the web site to update the information. Kelley, Dave and Barb will meet to discuss further updates that are still needed.

- IX. Adjournment
 - A. The meeting adjourned at 11:00 a.m. by unanimous vote. The Board will meet again August 16, 2023, 9:00 a.m. at MPM.