

Crosswinds Board Meeting Minutes  
Madison Property Management offices  
August 16, 2023

- I. Call to Order  
The meeting was called to order at 9:32 a.m. by Dave Hewett, president, with Board Members Darko Kalan, Marv Ganser, Tim Koechel and Barb Halley, in attendance along with Kelley Still and Peter Jones from Madison Property Management (MPM).
- II. Secretary's Report  
A motion was made and seconded to approve the minutes from the June 23, 2023 meeting. The motion was passed unanimously.
- III. Treasurer's Report
  - A. Marv Ganser reported on the financials for the Duplexes and Garden Units as of the end of June, 2023. The actual for the Gardens is following the budget and there are no concerns. The Duplex expenses are running high in part to the utilities.
  - B. Kelley and Marv will get together in late September for a preliminary review of the 2024 budget.
  - C. Reserve status for the duplexes is \$100,000 below the Reserve Advisors estimate, done a couple of years ago, but some projects have been completed that were not to be scheduled yet. The Gardens are about as anticipated.
  - D. The last reserves review was done in 2020. An update should be scheduled with Reserve Advisors for 2024.
- IV. Garden Report by Barb Halley and Kelley Still
  - A. We have not heard anything about the plans or cost to remodel the lobby of 9201. Dave will contact Kevin Sergenian.
  - B. The tuck pointing is not critical and can be completed in 2024.
  - C. A motion was made and passed unanimously for Snyders revised proposal for an assessment of the pillars in 9225. There is caulking needed in the 9225 upper garage to correct leaks to the lower garage.
  - D. Cedar trees at the back of the garden units may still need removing.
  - E. All the drainage grates on the lower garages need some repair. Darko got an estimate of \$66,000 to have them all repaired at once but that creates parking issues since it would be approximately 2 weeks that owners would not have access to the garages. Darko will investigate the cost to do the building driveways at different times, not all at the same time.
- V. Duplex Report by Darko Kalan and Kelley Still
  - A. The trim painting will proceed as scheduled.
  - B. A motion was made and passed unanimously to remove an ash tree on Gusty Court at a cost not to exceed \$1,000.
  - C. Adding tree rings and changes to the lights were deferred until a future date.

- D. A proposal of \$14,830 by ProAxis for repair of drains was submitted. A motion was made to accept the proposal and passed unanimously.
- E. The plan for 2024 Boley landscaping projects is to maintain what we currently have. New projects will be addressed as needed at a later date.
- F. A motion was made to accept the bid for the driveway concrete repair, replacement and sealing work by ECO of \$112,000. The motion passed unanimously. Weather permitting, work will start September 10th and be completed 2 or 3 at a time. Owners will be notified prior to work starting on their driveway since it will be 7 to 10 days they will not be able to drive on them.
- G. The duplex gutters and downspouts do not handle the rain adequately. They should be cleaned this fall to remove any blockage. Kelley will contact someone to review adding or increasing the size of the downspouts.
- H. The caps on the deck pillars are not of a standard size. Darko will get a bid to have 20 - 30 caps built to fit.
- I. Dave will research the cost of bonding the gas line grounds into the electrical panels.
- J. Kelley will schedule the repair of fascia deck boards at 9234 and 9246 Windy Point.

VI. Old Business

- A. Statutory vs. Non-statutory Reserve will be voted on at the annual meeting in December.
- B. There is no new news about Gorman construction projects for additional Gardens units.
- C. Dave and Barb will meet to discuss the web site.

VII. New Business

- A. Planning for the Annual Meeting will happen earlier than it did last year so that the Statutory vs. Non-statutory vote can be planned for.

VIII. Adjournment

- A. The meeting adjourned at 11:05 a.m. by unanimous vote. The Board will meet again October 18, 2023, 9:30 a.m. at MPM.