

Crosswinds Board Meeting Minutes
Madison Property Management offices
October 18, 2023

I. Call to Order

The meeting was called to order at 9:30 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. President's Remarks

A. The meeting will mainly discuss the 2024 budget which will be finalized in November.

III. Secretary's Report

A motion was made and seconded to approve the minutes from the August 16, 2023 meeting. The motion was passed unanimously.

IV. Treasurer's Report

A. Marv Ganser reported on the financials for the Duplexes and Garden Units as of the end of August, 2023. The actual for the Gardens is following the budget and there are no concerns. The Duplex expenses are running higher than 2022 at this time.

B. Marv handed out the preliminary budget for 2024.

C. There will be a significant increase in the Association's 2024 insurance premium. To reduce some of the increase, the board discussed increasing the deductible from \$25,000 to \$50,000. A motion was made, seconded and passed unanimously to increase the deductible from \$25,000 to \$50,000. In conjunction with the deductible increase, the board discussed the need to increase the loss assessment for a Unit owner to cover the deductible increase, effective January 2024. A motion was made, seconded and passed unanimously to increase the loss assessment to \$50,000. All owners will be notified by email and USPS mail about the change.

D. Marv requested that Kelley find out the cost of the Reserve Advisors update so it could be included in the budget.

E. The Garden's Reserve Fund CD of \$60,000 was renewed for one year when it came due in September. The Duplex Reserve Fund CD of \$75,000 was not renewed and the funds were put in the Money Market account.

V. 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.

B. The Snyders Engineering memo was discussed. There is a need for caulking in the 9225 upper garage to correct leaks to the lower garage before the column can be repaired. It is not clear what that repair would be. Kelley suggested that she

contact Shane Sparby with DS3 for another opinion before making a decision. She will let Dave and Darko know when they could set a meeting up.

- C. The repair to the 9201 drainage grate on the lower garage has been suspended until 2024.

- VI. Duplex Report by Darko Kalan and Kelley Still
 - A. The irrigation system has been shut down for the season.
 - B. Dave thought the cost of bonding the gas line grounds into the electrical panels would be about \$2,000.

- VII. Old Business
 - A. Statutory vs. Non-statutory Reserve will be voted on at the annual meeting in December. A simple majority of 51% is needed to pass it. Dave will create a memo to go to the owners explaining the need to get it recorded with the Register of Deeds.
 - B. Kelley had information that dryer vent cleaning on the duplex units would be \$110 per owner. All owners would be billed unless they had proof of cleaning within the past 6 months. Notices would go out to all duplex owners. The cleaning would be done from the exterior of the duplex.

- VIII. New Business
 - A. The Annual Meeting will be held December 13, 2023, at 4:00 p.m. at the Lake Ridge Bank. It was formerly the Bank of Cross Plains. Kelley will check with the bank to see if its policy about using the facility has changed and will schedule the date with them.

- IX. Adjournment
 - A. The meeting adjourned at 11:18 a.m. by unanimous vote. The Board will meet again November 16, 2023, 9:30 a.m. at MPM.