

Stonebridge Annual Association Meeting Minutes

Thursday, October 10th, 2019 6:30PM

Location: Howard Johnson Hotel

6:30 pm Roll Call

Jay Bruner began meeting at 6:31pm and introduced the board. Board members include Eugene Lillge, President, Nikki Kenyatta, Vice President, Mary Myers, Secretary, Tom Ridenour, Member at Large. Amanda Tillman, Member at Large, could not attend.

During the introduction, a Madison Police officer was introduced. He briefed attendees on protocol if you see suspicious activity on the property, notably drug activity. Please call the Madison Non-Emergency Police line at 608-255-2345 or the North District at 608-243-5258.

6:33 pm Proof of Notice and Proof of Quorum

Proof of Notice was established by holding up a copy of the mailer in the meeting. There was also an email sent out and a posting on common doorways, copies of these documents were shown.

We established a quorum, with the final count being a combination of attendees (62), proxy for Stonebridge Condo Board of Directors (72), and proxy for Bruner Realty (40), totaling 174.

6:35 pm Reading/Approval of 2018 Annual Meeting Minutes

We moved to waive the reading of the 2018 meeting minutes. A copy can be supplied by emailing matthewL@brunerrealtyinc.com

6:40 pm Treasurer's Report

- Financial Report for Past 12 Months
 - A Profit & Loss statement was provided and explained. There was a loss of \$79,615.28, which was expected due to capital projects that were completed and reserve fund contributions.
- Capital Expenditures in 2019
 - It was explained that all the roofs have now been complete since 2008. Our estimated capital expense report projected our total accounts to have on balance approximately \$165,000.00 by 2020. We now expect an increase in \$57,000.00-\$65,000.00 over projections.
- 2020 Proposed Annual Budget

- A motion to approve the annual budget for 2020 was approved. There will be no condo fee increase. Bruner Realty negotiated the waste removal contract and were able to save close to \$11,000.00/year. A copy of the budget can be obtained by emailing matthewL@brunerrealtyinc.com.

6:50 pm **Elections** - Current Officers are:

- Eugene Lillge – President – 2 more years left in term
- Nikki Kenyatta – Vice President – 1 more year left in term
- Mary Myers – Secretary – 2 more years left in term
- Amanda Tillman – Member at Large – 1 more year left in term
- Tom Ridenour – Member at Large – Up for re-election
 - Tom was the only board member up for re-election. The board motioned to re elect Tom and all were in favor, Tom was re elected and now has 3 more years in office.

7:00 pm **Status Updates on 2019 Projects**

- Tree Removal Complete
 - Tree assessment on property still to schedule, to trim and remove all hazardous branches
 - The attendees were briefed on the boards plan of action regarding tree maintenance on the property. We have received a price quote to trim, remove, or maintain every tree on the property and are working to complete this project as soon as possible in order to improve the tree situation throughout. It was suggested to not re-plant trees in the median on the northwest parking lot for several reasons, security and roots growing underneath the pavement could be issues.
- Curb Replacement scheduled and sidewalk/asphalt patches approved and scheduled in back of property
 - Four upgrades were complete the week of this meeting, and the attendees were briefed. We fixed the sidewalk in the back of the property, the hole on the driveway in the back of the property (both caused by last winter's watermain break), the crumbling curb in the back Melody Lane parking lot, and a large pothole at the entrance of the Independence Lane side.
- Pet Waste stations – Bruner to implement new methods

- Bruner Realty briefed the meeting attendees on our new strategy moving forward. We were not having success with the previous waste company and they were fired because of their inability to perform the job. Our maintenance staff will not be handling these stations.
- Pool Violations
 - Board has approved amended rule changes as of July 2019
 - Strategies to enforce rules are being implemented by Bruner staff
 - The pool rules have been amended and rule violations can now be enforced. Pool violations can result in loss of pool facility privileges and fob deactivation. We have cameras set up on the property and all pool activity is being monitored 24/7. If you see illegal activity occurring, let us know and try to provide us with as much information as possible.
- Common area cleaning
 - If you are not happy with the common area cleaning, please email Matt at matthewL@brunerrealtyinc.com and let him know which areas can be more focused on.

7:30 pm New Business

- Illegal activity ongoing on the property, what can be done?
 - Board is obtaining bids and will be installing cameras at various locations
 - Bruner Realty reemphasized the need to call the police if illegal or suspicious activity is ongoing. The board is working to install new cameras in certain areas to improve our ability to help the Madison Police Department.
- Boats and non-motorized vehicles to be removed by November 1st
 - Please remember to adhere to this request for snow removal reasons. The vehicles may be removed in they remain by this date.
- Tree replacement in areas where we removed
 - The board may opt not to replace trees in certain areas and is also looking into stump grinding.

Resident Questions and Answers:

Q: A resident contested that we got all the roofs replaced because there is a current leak.

A: All the roofs are either brand new or relatively new, however, this does not guarantee they will not leak. When replaced, overall life of the roof is improved upon, they are about 20-year roofs. However, joints and seams are always subject to possible leaks based on uncontrollable variables. If you are experiencing a leak, email matthewL@brunerrealtyinc.com and we will have our team work to repair the issue.

Q: Several residents said they were having hot water issues, what can be done?

A: The way these buildings are plumbed causes hot water issues to be difficult to trace. Sometime the solution is easy, other times it requires some investigation. The components in plumbing fixtures can wear out and inadvertently effect the hot water flow into a neighboring unit. Let us know if you are experiencing issues getting hot water and we will work to enter all units in the building to find the solution.

Q: What can be done if a dumpster is overflowing?

A: Email matthewL@brunerrealtyinc.com if you notice overflow issues and a possible extra pick up will be initiated.

Q: A resident noticed bugs on trees and bushes and asked what can be done?

A: The board and management have received this complaint and is actively working for a solution, specifically talking with TruGreen Chemlawn about which applications to use to fix this issue.

Q: Some residents expressed frustration with the landscape team, mowing when wet, not trimming bushes, etc.

A: Our landscape team is out once a week and sometimes based on the weather, to mow when it is moist is necessary. We have a very strong line of communication set up with our landscaper and so if you have issues or see problems, let us know and we can check in with them.

Q: A resident asked about a fallen light pole on the property.

A: We are very aware of these occurrences and have repaired/replaced many of these poles in the past. If you see one fallen let us know. Some poles may remain down longer than others, but this is only because some are more difficult to repair than others, not because we are ignoring it.

Q: A resident raised concerns about areas that get slippery with ice in the winter.

A: We do our best to remove snow and ice on the property in the winter, but the nature of Wisconsin weather does not allow for us to have salt applied to every icy area whenever the weather shifts and water freezes. Let us know if there are bad areas and we will dispatch staff to salt. Please walk carefully when entering and exiting the building when there are icy/snowy weather conditions.

8:00 pm Adjournment

The meeting adjourned at approximately 8:00pm