

Castle Condominium - Stoughton, Wisconsin
Board Meeting
Unit Owner and Residents
April 9, 2024 - 6:30 pm

Board members present: Jerri Welk, President; Barbara Mazzoni, Vice President/Secretary;
Tracy Zeichert, Treasurer; Ellyn Klaila

Board members absent: None

Association members present: Ten (See sign-in sheet)

Carryl Company: Cheri Carryl (Kim Carryl in attendance)

President Welk called the meeting to order at 6:30 p.m.

Opening & Welcome

Minutes of last meeting had previously been approved.

Board Announcements

Welk stated that the Association is no longer under contract to Elements for snow removal and lawn care. Yesterday (April 8) Elements made repairs to damage they caused while removing snow this past winter.

JB Enterprises (JB) is now the contractor providing snow removal and lawn care for the Castle. JB did the plowing for the last two snowstorms. Their rates are similar, but the Board is hoping to save money in the long run.

Because JB is currently not licensed for fertilizer and herbicide application, the Board has engaged Lawn Doctor. That company uses organic products that are people and pet friendly. They came today and applied the first spring treatment.

If there are any problems or concerns with either JB or Lawn Doctor please let the Board or Carryl Company know.

Welk reminded that, per the engineer who inspected the balconies, there is a 50lb total weight limit for all furnishings, planters, etc. on each balcony. In answer to a question, she said that while there shouldn't be too many people on them at a time, this weight limit does not include people on the balcony.

Treasurer's Report

Zeichert reported that the Board has set up Stoughton Utilities on a budget plan. (*Payments will be the same every month for about six months when a review of the Association's utility usage will again be reviewed and monthly amount may be adjusted*).

She said that at this time the Association's monthly income is higher than our expenses. Snow removal has been largest expense this year.

Along with new contractor JB, Zeichert has set up other vendors on auto pay or bill pay.

She reminded attendees that the Stoughton Area Senior Center has excellent resources available for anyone needing financial assistance or help with other challenges.

Maintenance Report

Carryl reported that the March fire alarm test went well.

She said that Castle's maintenance supervisor, Dave, discovered a leak in the garage.

This was followed by a discussion that while remedies need to be found, garage leaks have been an issue for a long time. It was even stated that it is a continuing problem but that it is better than it used to be. Some of the leaks may be coming in through the car exhaust vent.

The City of Stoughton says that the drainage pond at the back of the building has to be cleaned. Carryl is working with the City to get the required permit.

During the discussion that followed Carol Ann McArdell (Unit #111) said the pond had been cleaned two years ago, but not drained. Blanche Charbonneau (Unit #104) proffered that the City has ignored the pond for more than 18 years.

It was noted that the problem of someone leaving food for birds and animals at the back of the building continues. Mazzoni reminded that since it still has not been determined who is doing this, months ago it was requested that letters directing the practice be discontinued be sent to all the owners of units on that side of the building.

Old Business

After the February meeting Mirjeta Hajredini (#219) brought a concern to the Board. The Board followed up and determined that a bill Ms. Hajredini had paid back in 2022 to cover a plumbing invoice for a leak that was not coming from her unit. At the Board's request Carryl Company issued a refund check to Ms. Hajredini. While she was not able to be at the meeting, her sister accepted the check on her behalf.

New Business

Recently a microwave oven was left on the ground in the trash/recycling area. The Board sent an email stating that the oven was to be removed from the area and recycled appropriately. Ms. Hajredini's sister was in attendance and said it was her mother who had left the microwave there. She said her mother didn't know that was not allowed, and she removed the oven as soon as her daughter told her it couldn't be left in that area.

Klaila restated the problem with materials being put into the recycling dumpster that don't belong there, as well as the problem with the gates to those areas being left open. It was pointed out that information about recyclable items is on the Castle website (castle-condos.com). Signs with recycling instructions will be posted at the mailboxes and at doors to dumpster areas. (Pizza boxes are not recyclable.)

Zeichert demonstrated how to breakdown a cardboard box, which is how boxes are to be placed in the recycling dumpsters.

If plastic bags are used to recycle materials, the bags are to be clear plastic and are not to be tied.

Welk reviewed security concerns, including open gates outside dumpster areas; leaving the back door wedged open; sharing of door security codes with those who should have them, such as food delivery personnel, etc.

Code should be changed every six months. The Board is reviewing.

A concern was expressed about how long it takes for the garage door to close, making it easy for unauthorized entry into the building.

Welk presented a new 'No Parking - Pick Up and Drop Off' sign that will be mounted in a parking spot in the front of the building.

There was a discussion about the safety issues of drivers who are not staying to the left as they go in and/or out of the garage. Zeichert has volunteered to paint arrows on the garage floor to direct traffic.

Plans are being made to have the garage cleaned. It was not done last year and will cost about \$1,500.

In reference to potholes in the driveway and parking lot, Carryl said the holes have to dry out before they can be filled and repaired. They were cold patched last year. Carryl will get bids to have that work done. Welk commented that eventually the whole lot will have to be redone.

Klaila is researching security cameras. It was discussed that we would like to install them at the front door, in the back where animals are being fed, at the garage door/dumpster areas. She is investigating costs of various units and installation, as well as electricity and Wi-Fi access.

Owners & Residents' Concerns

McArdell reported that the light in the back parking lot is out.

There was a discussion about possible power sources for security cameras.

Charbonneau reminded that 2nd and 3rd floor owners need to be aware of water, dirt, and other debris that can fall through their balcony floor onto the balcony below.

Meeting adjourned at 7:40 p.m.

Secretary



Barbara Mazzoni

Date approved