

Castle Condominium - Stoughton, Wisconsin
Unit Owner, Residents, and Board Meeting
May 14, 2024 - 6:30 pm

Board members present: Barbara Mazzoni, Secretary; Tracy Zeichert, Treasurer;
Ellyn Klaila

Board members absent: Jerri Welk, President

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

Carryl Company: Not In Attendance

Secretary Mazzoni called the meeting to order at 6:30 p.m.

Board Announcements

Mazzoni reported that the plastic bag recycling collection box is being removed from the parking garage. The collected bags had been donated to a non-profit who recycled plastic into items like park benches. Welk has voluntarily been maintaining the project for quite some time however, she has finally given up after always having to sort through and remove all the trash that was being thrown into the box.

She restated the requirement that for safety reasons all the items on a balcony should have less than a combined total weight maximum of 50 lbs. After discovering a balcony on which heavy planters and other items were causing structural distress, an engineer recommended the 50 lb. limit. Management reinforced all but three balconies. The Board has repeatedly asked management to tell us which balconies have not yet been reinforced and when the task will be completed. Management has not provided that information nor has the work been done.

The Board has asked our lawncare company that rather than mowing every week during the month of May they follow the 'Low Mow May' movement's suggested practice of mowing only two times this month, possibly three times if necessary. This is environmentally friendly, giving the plants a good start in the spring. As another benefit it will save the Association a little money.

Treasurer's Report

Zeichert reported that our finances are in much better shape. In tracking invoices and management payment schedules over this year the Board was finding issues such as missed or late payments—resulting in extra fees or threatened legal problems, double payments, etc. As a result, the Board has now gotten most of our regular vendors and contractors on auto pay, and/or on budget plans where that is available. Other steps have been taken as needed to ensure that we are on top of the Association's financial situation.

Maintenance Report

Mazzoni stated that since there are no management staff on the property regularly and manager visits usually involve a checklist of issues but often with no attention paid to fixing problems on the list, the Board will continue to take care of smaller things around the property. As an example, Welk has been replacing burned out hallway light bulbs. Leave her a note at Unit 201 if you are aware of similar smaller issues. Contact Carryl Company about larger concerns.

Klaila noted that the two large potholes in the front parking lot continue to be an issue. The Board is looking at options for getting them repaired. Carryl Company tells us they too are getting bids to have the repairs done. To warn drivers, an orange traffic safety cone has temporarily been set inside both of the holes.

Old Business

Despite warnings, someone continues to throw food in the yard behind the building, presumably to feed animals. Please let the Board know if you are aware who is responsible for this. It is a problem for lawn care and also for rodent problems in and around the building. Welk paid for an official 'Don't Feed the Wildlife' sign to be made. It has been posted in the yard.

Residents are again reminded that locked entry doors to the building and the garage are for the security of all building residents. Codes are not to be shared with anyone who does not live here. Anyone visiting the building should be met at the entrance or should be instructed to use the access panel in the foyer so the resident they are visiting can buzz them in.

A discussion followed about being friendly and letting unknown people into the building. It was again agreed that this compromises security and should not be done.

Klaila stated that the trash and recycling dumpster gates are constantly being left open. They need to be kept closed. She also said that the garage door, which is only supposed to be used for motor vehicles to enter and leave, continues to be used by people on foot and by those on bicycles, scooters, etc. This overuse of the garage door is putting too much strain on the aging motor and the door itself. If this practice continues that door code will be disabled.

Zeichert reported that the new pick-up spot in the front parking lot has been well received. She pointed out that a vehicle should be parked there for no more than fifteen minutes during a resident pick up or drop off.

New Business

Mazzoni said the Board is looking into a parking sticker system for residents parking in the garage and in the outside lots. There are still details to be worked out, but the plan is for resident vehicles to be registered to their assigned garage parking stalls and for vehicles parked in the lots to be easily identified as belonging to Castle residents.

The litter display in the lobby was placed there as an example of trash that was picked up in just a single walk around the property. The Board is reminding everyone not to litter and also to take the time to pick up items that have been thrown on the ground or may have blown onto Castle property. Since we don't have on-site management to take care of those tasks, it is up to each of us to keep our community looking nice.

Owner & Resident Concerns

There was a discussion about more ways to get information of interest to Castle residents. The idea of a community bulletin board was suggested. It could be hung in an area such as the 1st floor lobby near the elevator. Jo Clarke (Unit 316) volunteered to maintain the board.

Meeting Adjourned at 7:40 p.m.

Secretary



Barbara Mazzoni

July 3, 2024

Date approved

May 14, 2024

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