

Castle Condominium - Stoughton, Wisconsin

Unit Owner, Residents, and Board Meeting

September 10, 2024 - 6:30 pm

Board members present: Jerri Welk, President; Barbara Mazzoni, Secretary;  
Tracy Zeichert, Treasurer

Board member absent: Ellyn Klaila

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

Management Company: Superior Condo Management, Nic Schilling - Not In Attendance

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

### **Introductions and Board Announcements**

Welk reported that all Association members but one have set up their ResMan account for payment of Castle-related fees. There were only a couple of accounts that needed adjustment but those issues were easily resolved.

Zeichert explained that given the Board's ongoing frustration after months of Carryl Company's lack of response and follow through and their refusal to turn over requested materials, near the end of August she contacted the law firm of Murphy Desmond to deal with Carryl on the Association's behalf. An example she gave of some of the issues was a recent invoice from Carryl with charges dating back to January of this year. No support documentation was provided for much of the over \$4,000.00 being charged. Zeichert noted that the Association will not be paying the undocumented portion of that invoice. She stated the Board has kept finances under control and that deposits are higher than outgoing payments.

### **Treasurer's Report**

Zeichert reminded that any outstanding special assessment payments are due in December. Among the things Carryl Company did not provide was accurate information about those special assessment payments. The Board and Management will be following up to be sure all payments are up to date before the end of the year.

She went on to say that because all Castle related payments will now be done electronically through owners' ResMan account, the wooden box in the lobby will be used as a USPS mailbox where the carrier can place Castle Association mail, and where messages can be left for Management.

Welk said that a new black metal box will be placed in the lobby. Along with the Titan email program through which the Board, Management, and Association members can communicate, the box will provide another option for getting messages to the Board or Management.

## **Maintenance Report**

Welk stated that Kwik Kill pest control will be back again this month to keep up their watch for any pest issues in the garage. She reminded residents that in order to keep the area less desirable to pests, no food or water should be kept in the garage.

Do not kick or shove trash items down the elevator shaft. She said this is being done occasionally and that having the items removed and getting the resulting repairs made is expensive. She asked that everyone please clean up after themselves. If you spill something, clean it up. If you drop something, pick it up. This is each of our homes, as well as our neighbors' homes. We all need to be part of maintaining it.

Dryer ducts were cleaned this past Friday. The vendor cleaned them from the outside. All the vents were cleaned, inspected, and broken vents were replaced. Covers were placed on vents where bird nests have been an issue. For financial reasons the Board decided that those vents with the most pressing nest problems would get covers this year, and that other vents will get covers during the next cleanings. Unlike the vendor used last year, this vendor left no mess behind. Let the Board or Management know if there were any issues with this cleaning.

## **Old Business**

Welk said that some residents are not following the rules and continue to park in the guest spaces. She suggested that a committee be formed to determine if we need to replace some of the guest parking spaces, making them available to residents. Residents have been good about not parking in the commercial lot.

Regarding security, Welk said that Klaila has an idea about an outside security system to monitor such things as who is propping open the doors and other issues. She reminded that we are/should not let anyone into the building who is not there on our account. Mazzoni stated that twice recently nice residents have let people in who said they were going to her unit. She said that while this is neighborly, though she doesn't have a stalking ex or anyone coming to do harm, just because the neighborly person recognizes another resident's name does not mean the visitor is welcome and should just be let into the building. She said that though it's very hard not to be pleasant and neighborly, we have to think of the safety of our neighbors and the building as a whole. She suggested perhaps a sign for the entry door stating that we are not being unfriendly but that the visitor should contact whomever they are there to meet as we are not allowed to open the door. Welk said that Klaila is working on just such a sign.

## **New Business**

Welk said that on Thursday, September 26th the garage will be cleaned. First the ceiling and walls will be dusted. Then another company will come in the afternoon to clean the floors. All vehicles must be out of the garage by 8:30 a.m. on the 26th. The Board will be asking permission from the commercial unit owner for residents to park in that lot during the garage cleaning.

A discussion followed a question about possible water damage that might be caused to items stored in the garage. Mark Kading (Unit #306) said a relative of his works for this company. He said the company uses riding equipment which does not spray water such that stored items would be damaged during the cleaning. The Board will confirm and let residents know if items should be elevated.

Welk reported that on September 3rd the Stoughton deputy fire chief did a pre-inspection of the building. Among the concerns he voiced was that the department does not have keys for all Castle units. This is vital during an emergency. This is another thing that was supposed to be implemented by Carryl Company. Welk gave a warning that this means we will likely have to rekey every door in the building such that each lock has its own specific key but there is a master with which emergency workers would be able to open any door. This will involve costs. There will have to be discussions about how those costs will be divided.

The deputy chief also noted that bikes, baby strollers, and such were being parked in front of the standpipe near the front entrance. This is not allowed. In addition the Board and Management will be working on a draft of a fire evacuation plan. The deputy chief will be returning in November and will inspect to see that issues he has noted are corrected.

There was a suggestion that a bike rack be installed in an appropriate location to accommodate residents and visitors who are bike riders.

### **Owner & Resident Concerns**

Amy Hocking (Unit #108) said she has a problem with droppings on her deck every morning which she believes are from bats. The Board will have Kwik Kill look into it.

Kwik Kill sprayed for wasps during their initial visit.

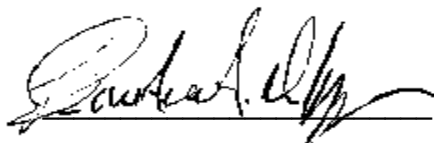
Blanche Carbonneau (Unit #104) asked if something could be done about the unused grills which have been left in the grilling area behind the commercial units. She said the area has become an eyesore and asked if the old grills could be removed. Kading suggested that a notice be posted and that if the grills were not identified and claimed, they be trashed.

Carol Ann McArdell (Unit #111)—whose 1st floor unit is at the Northwest corner of the building, and nearest the back parking lot—expressed her discomfort and concern. She said that people coming into and leaving the building through that back door, and people walking their dogs in the grassy area outside her unit, some too close to her bedroom window and her patio door. People also then allow their dogs to relieve themselves right up close to the building outside her unit. She said she knows residents are free to use those areas, so she has refrained from speaking up about it until now, but having people pass her bedroom window at all hours is scary and the constant smell of urine coming into her home have become issues she needed to bring up. She is hoping that by doing so residents will be aware of the issues, realize how troubling it is, and maybe adjust their habits a bit.

McArdell made a motion to adjourn. Seconded by Kathy Knight (Unit #310).

Meeting adjourned at 7:27 p.m.

Secretary



Barbara Mazzoni

October 3, 2024

Date approved