

Castle Condominium - Stoughton, Wisconsin

Unit Owner, Residents, and Board Meeting

January 16, 2025 - 6:30 pm

(1st Meeting to be Held Quarterly)

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

Tracy Zeichert, Treasurer; Ellyn Klaila; Jo Clark

Association members present: Ten (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 illnesses such as pneumonia are rampant in the building and that many residents are immune compromised. She asked that everyone please take precautions. She went on to note that neighborhood restaurant BBG Bar & Grill has permanently closed. There's only speculation on what may become of the building.

She asked new Board member Clark to introduce herself. Clark said that she moved to the Castle a year ago. She is originally from Nebraska but has lived in Wisconsin for some time.. Her husband passed away in 2023 and she moved to Stoughton to be near her daughter and grandchildren. She really likes the area and the building and enjoys living here.

Welk stated that on this, the first time the Unit Owners, Residents, and Board is meeting on the new quarterly schedule, she is pleased to report that Schilling and Superior Condo Management (management) have our finances, fee collection, and maintenance under control. She asked that if Unit Owners have problems or concerns with something in any of these areas they contact Schilling.

Treasurer's Report

Zeichert stated that the Association's annual budget numbers from last year are not accurate because past management company, Carryl Company's budget and the way they handled our accounts always had us in the hole. Since the Board let Carryl go, took over managing the property on its own, then brought on Superior, we are now in much better shape. However, until we get to this coming August—the first month under Superior's management—our budget comparisons will continue to be a combination of Carryl & Superior numbers.

She pointed out that at this time our income is \$184,000 with expenses of \$165,000 making us \$19,000 ahead. We were way behind when Carryl was managing. Now with Superior in charge all Unit Owners have paid monthly fees on time. There are currently no delinquencies.

Zeichert went on to say that as of now the new CD she opened has earned \$580 in interest and the CD she opened in December has earned \$35. She stated that we have budgeted for parking

lot repair as well as for a reserve study. The study will provide us with details about how we need to budget for existing and future building-related issues.

She reiterated that we are doing well financially—much better than when Carryl was in place.

Maintenance Report

Welk reported that we are in good shape. A lot of things have been taken care of, including bigger projects such as repair of the soffit on the front of the building.

Old Business

Welk said that there continue to be issues in the parking lot. Guest parking is in front of the building, while residents are supposed to park in the back lot. A discussion about the situation followed. It was noted that people who don't follow these rules are among those who don't come to meetings.

Blanche Carboneau (Unit #104) asked if we can't give a notice to violators, followed by a fine, then tow the vehicle. Welk said that is the procedure. The Board will decide about enforcement.

Welk said that while there had been a past request to consider expanding the available resident parking, no one had come forward with a written proposal as the Board had requested. She said that a written proposal placed in the suggestion box in the lobby would still be considered.

Mickey McCormick (Unit #220) stated that the commercial parking spots are clearly marked.

As the discussion continued it was pointed out that there are eleven or twelve spots in the residents' parking lot in back of the building, and it is not always full. There is usually room for those who continue to park in front. Klaila suggested, and it was determined that notices of parking violations will be put on vehicle windshields.

New Business

A discussion about changing the front door access code followed. That code is used by the police and fire departments, as well as a couple of vendors who regularly need access to the building. During a recent incident in which the police had been called, review of security camera footage showed that the responding officers did not know the code nor how to use it to get into the building. Welk contacted the department to be sure officers now have that information.

During a discussion about building security, Mazzoni recounted that recently as a delivery person from Spinner's Pizza was about to enter the building, he called her as she'd requested. He asked if he should enter behind a person who had come into the building before him or if he should wait for Mazzoni to buzz him in. She asked him to wait, which he did. She wanted to point out to the Association this vendor's respect for the security of our residents. She went on to say that days later one of her guests was allowed into the building by another resident. She again stated the reminder that being polite is in all of our nature, but allowing someone not your own guest into the building is always a potential security risk. Don't do it.

It was suggested that the crew that cleans the building weekly could be among those who might open the door for others. The Board will contact Skyline Cleaners to instruct their employees not to do so.

Welk said that the last of the holiday decorations will be coming down tomorrow. Schilling has given the OK to store them in the utility room.

Welk stated that while in the past Carryl used to take care of garage door opener replacements as needed, the Board and management will now be managing that. New Unit Owners will be provided with an opener if the former owner hasn't passed on the existing opener. Contact management to get a replacement. The broken opener must be returned, at which time management will issue the new opener (battery included) and a \$25 fee will be charged through the Unit Owner's ResMan account.

Owner & Resident Concerns

At a past meeting Mark Kading (Unit #306) had expressed his concern about what he felt was an inordinate amount of time the garage door stays open after the opener is used. He raised that concern again tonight. Welk assured him that she had followed up on his concern and learned that our system is on a sensor and is set to a standard open time.

McCormick asked about the film of cellophane on the garage door. Welk explained that Schilling had spoken with the company that installed the door last year. He was told the cellophane should have been removed during installation but somehow that step was missed. The company will come back and remove it, but not during the cold weather.

Carbonneau asked that Elements, our snow removal vendor, be reminded to shovel in the dumpster areas. The Board will follow up with management.

On the subject of snow removal, there was a discussion that the contract the Board signed with Elements this year was for a firm monthly budget amount rather than a billing per inch of snow. This is a bit of a gamble, but allows for a definite amount for our budgeting purposes, could save us money in the case of a heavy snowfall winter, and guarantees the vendor a steady income so they can afford to work with us. Zeichert reminded the group that with Carryl still in charge last year, our snow removal bill for January alone was \$17,000. In addition, because of Carryl's track record of slow or no payment to this vendor, Elements had refused to work with us again. We can thank Schilling for working with Elements to assure them his management would eliminate those payment problems, thus getting Elements back on board.

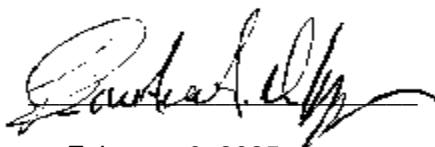
There was a concern about the elevator making a rumbling noise and shaking a bit recently, though that doesn't seem to be happening at this time. It was suggested that the extremely cold weather we'd been having could have affected the lubricant. The Board will keep an eye out for the problem and ask management to contact the vendor if it persists. Zeichert stated that the elevator is inspected quarterly.

McCormick made a motion to adjourn.

Seconded by Bernie Kennedy (Unit #103).

Meeting adjourned at 7:15 p.m.

Secretary



Barbara Mazzoni

February 6, 2025

Date approved