

The Villas of Apple Creek
Board of Directors Meeting Minutes
General Meeting – 4:00 p.m.
Wednesday, July 29, 2020

Board Members Present : Anita Jensen, Sue Trams, Dorothy Nelson, Mike Bauer, Jim Gaerthofner, Gary Krueger, Jeff McLaughlin

Owners Present: Dan Pynenberg, Paul & Grace Link, Pat Peters, Dorothy Mayernik, Steve Danielson, Bill Harvey, John Dionne, Lee Leininger, Roy Weyenberg, Carol Miller, Tony Bilski, Wendy Anzelmo, Jim Knapstein

Open Forum

Anita Jensen called the open meeting to order at 4:00 p.m.

Question 1:

Wendy Anzelmo indicated she has driveway/drainage issues that include a puddle of water at her sidewalk after every rainfall. She is concerned that drainage into the grass is going to be too costly and is not going to drain appropriately. She also feels the Board should hold the asphalt workers accountable for the work done last year.

Jim Knapstein explained that the driveway was pitched in the wrong direction and that the asphalt company will be back to correct this puddling issue.

Steve Danielson is concerned with the rocks being put down for drainage and that it's not going to look good. Jim Knapstein explained that we could try to grow grass on top of the rocks, however, when the weather gets warm, the grass will turn brown. The professionals suggest we put down drainage tile, stone and rocks as the best solution for the drainage problem. Lee Leininger added that the asphalt company will be back to correct all the issues. The plan that is being put into place has been approved by the City of Appleton and that the driveway plan is a good plan to move forward with.

Question 2:

Carol Miller – “I appreciate the updates on the projects”. The downspouts are a problem. Also, she has a crab apple tree that has some type of disease on it. Jeff McLaughlin will get in touch with Jeremy from Lowneys to find out and will get back in touch.

Question 3:

Pat Peters – was very complimentary about Lee Leininger from Calmes in getting her chimney redone. Thank you.

Regular Board Meeting

Financial and 2020-21 Insurance Renewal Reports – Jim Gaerthofner

Our 2020 budget for capital projects was set at \$95,000. This spring we raised that amount to \$135,000. The end of this year we will be up to \$600,000 over the past four years for capital projects.

Our cash position is approximately \$534,000. On December 31, 2019 we were at approximately \$484,000. That's a nice improvement but we will be spending more in the next few months to continue our capital projects. We rolled two existing CD's into one CD during the month of June. So, we received interest on those CD's for part of the month as well as the new CD.

We have a bad history of insurance claims for 2019 with State Farm. There are unique insurance requirements for condos and State Farm is one of a few firms available to us. We are looking at one other insurance company who wants to present a proposal.

Capital Projects Report – Jim Knapstein

Completed Projects

- Seal Coating Sienna Way - \$28,142 (\$122.00 over budget)
- Caulking – Sienna Way - \$23,000
- Asphalt Buildings 17 & 18 - \$26,000
- Milling/Grinding Building 16 - \$8,300
- Apoxy Garage Lips - \$6,322
- Crack Sealing – Tuscany Way - \$2,000

Remaining Projects This Summer

- Install short gutter/downspouts on Sienna/Tuscany
- Paint shutters – 80 unit

Projected 2021 Projects:

- Seal Coating – Tuscany Way
- Asphalt Buildings 3, 4 & 5
- Caulking – Tuscany Way

Jim also reported there were a number of buildings with water damage repairs - \$17,000
The total Capital Budget for 2020 was \$135,000 and we are \$2,200 over budget

2020 Villas Parties at Clubhouse

- Motion to cancel all 2020 HOA sponsored parties – Gary Krueger
- Second – Mike Bauer
- Approved

Appfolio – Jeff McLaughlin

To date, 96 units have activated the Appfolio Portal and 56 are not activated.
Jeff McLaughlin (Pfefferle Property Manager) is available at the clubhouse Tuesdays and Thursdays for anyone needing help with this program.

Drainage Issue Update – Danielson & Anzelmo

Issue discussed during Open Forum portion of Board Meeting. Notes included above.

Azidus Thistle Issue – Jeff McLaughlin

The condo located at 2201 Sienna Way is owned by a corporation and is used for their executives who are working in the Appleton area. It has been noted that the owner is not maintaining the property and thistles/weeds are present. Jeff McLaughlin has been in contact with the owner and the problem has been addressed.

- Motion to adjourn regular Board Meeting – Anita Jensen
- Second – Jim Gaerthofner
- Meeting adjourned at 5:00 p.m. to Executive Session

Next Annual Meeting – Wednesday, October 28, 2020 – 6:00 p.m. (Details to follow)