

# Waubesa Shores Condominiums

December 9, 2019 \* Annual Meeting Minutes

## I. Call to Order

The meeting was called to order by President Dean Hein at 6:05 pm.

## II. Roll Call and proof of meeting notice

Sheila Yunker presented the meeting notice packet. Filed.

### *Owners in attendance*

Chad and Marcy Bashe 209  
Jean Boersma 110  
George Chaconas 306  
Dean and Mary Hein 207  
Dar and Scott Jones 109  
John Knight 303

Randy and Nancy Legler 111  
Becky Opoien 105  
Dan and Kathy Piekarz 210  
Allison Schwanda 307  
Jean Smith 205  
Cindy and Mike Smits 206

Jim and Joan Soderholm 301  
Nancy and Toby Vidlak 103  
Nick Vollendorf  
and Susan Kelly 304  
Molly Wilson 211

### *Proxies were filed for*

Carol and Doug Knott 302  
Lisa and Yoav Shapira 305

Kim and Kris Sturman 106  
Kim and Randy Wolf 204

Rick and Vicky Ziemek 208

### *Owners not in attendance*

Beth Bubon 107

Don Goben 203

Aleah and Craig Smith 104

### **Quorum:**

Bylaws require attendance by 51% of the owners of the 29 condos and 2 commercial units or a total of 16. In attendance were owners of 16 units, with proxies for the owners of 12 units (including the developer holding proxies for the unsold units) for a total of 28. Quorum was confirmed.

*Others in attendance:* Sheila Yunker, APEX, and Aaron Ruengpinyophon

## III. Reports

### *President* Dean

- On behalf of the developers, Kris will see that the bills for the McFarland Fire Department's false alarm calls will be paid.
- Dean has ordered two Uncle Mike's Kringles and will deliver it along with our thank you card to the fire department on Monday, December 23.
- Unit 201 will close on Friday, December 13. New neighbors are Randy and Susan Snell.
- Margo reported that everyone is doing a fine job on separating trash from recyclables.
- ***On a motion by Mike, seconded by Jim, the HOA will issue checks in the amount of \$200 each to show residents' appreciation for the dedicated work of Margo and Rod.***

### *Social Committee* Co-Chair Marcy

- Marcy thanked the board for allowing her and Karen to build the Social Committee and, in turn, the fun clubs and events.
- Committee members: Mary Hein, Dar Jones, Susan Kelly, Carol Knott, Nancy Legler, Kathy Piekarz, Joan Soderholm, Jean Smith, Cindy Smits, Nancy Vidlak and Vicky Ziemek. All are welcome!

- She thanked all Social Committee Members for their support and volunteering their time and talents to make the Committee so successful.
- Meetings are held the 3<sup>rd</sup> Wednesday of the month at 6:15 in the Clubhouse. All are welcome!
- She thanked the Board for approving the purchase of the ping pong table topper.
- Karen Knight generously donated a Keurig Coffee Pot and Committee members have provided supplies for use in the Clubhouse.
- Recap of events/clubs. All are invited!
  - Several Packer Parties. The next is scheduled on the 23<sup>rd</sup>. Nancy and Toby are hosting.
  - Badger Party and Bloody Mary Bar hosted by Karen and Kathy.
  - Card Club meets the first Thursday of the month. Social time 6:30 – 7:00 with cards from 7:00 – 10:00ish, Next card night will be January 2<sup>nd</sup>.
  - A Halloween table was hosted by the two Nancys, inside the south tower lobby, because it was TOO COLD to host outside. About a dozen kids and their parents ventured out that night. They are hoping for a bigger turnout in 2020.
  - Holiday Party was chaired by Dar. Other committee members were Carol, Karen, Jean S, Marcy, and Nancy North and Nancy South. Great party!!
  - Quarterly excursions. The first adventure was to the Larson House in McFarland on December 8<sup>th</sup>, with 16 condomates participating. Thanks to Mary and Kathy for organizing.
  - Neighbor Love (Random Acts of Kindness) is being organized by Mary. Cindy and Nancy South will provide cards as needed.
  - Little Lending Library is up and running (with a very limited number of books because of downsizing!) in the Exercise Room.
  - First monthly Take A Break Coffee Klatch was held on December 18<sup>th</sup>. Thanks to Jean S for leading this.
  - Two Book Clubs will kick off after the first of the year. Karen will organize the daytime group, and Marcy and Mary, an evening group. Monthly meetings.
  - Wine/Cocktail Socials – themed educational or a tasting gatherings – will be coordinated by Jean S.
  - Charitable Project to be organized by Jean S and Cindy. This month, some food and home good items have been collected for the McFarland Food Pantry.
  - Other suggestions include a progressive night, Movie/PJs and Popcorn, Out to Eat Dinner Group, Trivia Night, Pool League/Tournament, Poker Night, Bike Tours, and Men’s Golf!
  - And here’s an early “Mark Your Calendar” item, our 2<sup>nd</sup> Annual Party will be held on the plaza on June 6, 2020.
  - Whew!!!!
- **Communications** Nancy Vidlak
  - One issue of *The Grape Vine* has been published and distributed electronically.
  - One copy is available in the binder located in the Exercise Room.
  - The directory will be updated as new information is provided.
- **Grounds Committee** Mike Smits
  - The geese still need to be discouraged.
  - Suggestions for the winter?

- **Architectural Committee** Dan Piekarcz
  - Dan and Toby have completed the walkthrough to check on fixes needed prior to warranty deadline. Most items are complete.
  - Still to be completed
    - Broken garage vent in the north tower which is causing condensation problems for Randy and Nancy.
    - Stonework on the north building will need to be completed in the spring.
    - Condensation in stairwell A. Aaron will speak with the architect. Conditioned air may be needed in this stairwell.
    - Air condition units need to be moved adjacent to 305 and 307.
  - While Paul Reed will be retiring from Harmony Construction after the first of the year, Waubesa Shores will be his project until all items are complete.
  - Marcy reported the mailbox unit in the north tower is malfunctioning.
  - Randy L reported the door handle to 5600 is loose.
  - Nancy V asked about the water penetration at the base of the stairs at the bottom of stairwell C. The grade level seems to be the problem.
  - Cindy asked if a running list of common area issues could be posted, or if a monthly report could be circulated and/or posted on the bulletin board in the Exercise Room

#### IV. Old Business

*On a motion by Dar Jones, seconded by Becky Opoien, the minutes of the Board Turnover Meeting on August 13, 2019, were approved.*

##### **Fire Alarms**

All the original single-function fire alarms in both towers have been replaced with updated alarms that have three environmental sensors. To date, no additional false alarms have occurred. Owners were thanked for their patience during this exasperating time.

##### **Plaza tiles**

The Board, Grounds Committee and developer's team are seriously concerned about the slippery tiles. Aaron Ruengpinoyophun and Kris Sturman have been working with the tile manufacturer and MS International Worldwide Surface Stone on possible solutions, including replacement of all tiles.

#### V. New Business

##### **2020 Board of Directors**

Sheila Yunker distributed ballots to elect the Board for the coming year. With no additional nominations identified, the current Board was reelected unanimously.

##### **2020 Budget**

*On a motion by Scott Jones, seconded by Marcy Basche, the 2020 Budget was approved.*

##### **Budget Details**

Dan, Dean and Sheila spent hours working on the budget for the coming year. The budget presented was the 6<sup>th</sup> edition! While the first edition called for an increase of 32%, after much **consideration/manipulation/juggling ...** the budget presented showed an increase of just 16%.

Dan did an excellent job providing info on all income and expense items, explaining the 2019 Budget was very tight. Now, after a year's operation, we have a better idea of how the budget should be set.

It was noted that a line item should be added to the 2021 budget to cover painting costs in public areas.

If the budget retains excess cash at the end of 2020, it will be deposited into the Capital Reserve Fund, in addition to the 10% deposit which is required in the Bylaws.

New in 2020, will be the increased rental boat slip cost for non-owners. The market rate for rental slips ranges from \$2,000 to \$3,000. The price for WS rental slips to non-owners has been set at \$2,200 and will produce \$11,000 in rental income. This will help to off-set the \$12,600 annual cost for the installation, removal, maintenance and storage of the WS piers.

Sheila will also remind non-owner slip renters that they cannot use the pool, fire pit or plaza.

Condo owners have first rights to rent additional slips, before they are offered to the public. APEX will handle rental details beginning with the 2020 season.

***Ideas for unlocking the south tower main entrance door for parties***

- Using a dog key for the fire/breaker/bar
- Use software to schedule door open for period(s) of time

***Storage Area Humidity***

- New construction has high humidity.
- If humidity level does not drop over time, install wall-mounted dehumidifiers with ½" drain pipes

***Air return noise***

- Dan had an extra vent cut into his furnace duct.

***Main entrance system***

- Are there any solutions?
- Dan will check the software manuals in the APEX office to see if the timing delay can be adjusted.

***Rules and Regulations***

Discussion was opened on suggestions for changes to the existing Rules and Regulations. Most comments were in regard to hours of use for the pool, hot tub, fire pit and exercise room. Because a consensus was not reached, an electronic survey will be sent out to all owners to collect data.

One addition to Article II of the Rules and Regulations was approved.

Wording will be added to Section 2.06:

All condo patio fans must be consistent in appearance with the brand and model of fans installed by the contractor, with the caveat that non-compliant patio fans currently installed will be grandfathered in.

***Plaza Commercial Use***

Aaron discussed the interest of two prospective commercial tenants in using a small portion at the east end of the plaza. Following discussion, he was asked to bring a more detailed proposal including parking parameters, trash removal, water usage, plaza access, and hours of operation to a special board meeting to be set in January.

**VI. Adjournment**

***On a motion by Mike Smits, seconded by Nancy Vidlak, the meeting was adjourned at 8:48 pm.***

**VII. Next Meeting**

Monday, January 6, 2020, at 6:00 pm in the Clubhouse.

Discussion of use of the Plaza by commercial tenants, Declaration of Condominium of Waubesa Shores, Commercial Space Concept Brief and Term Sheet.