

Waubesa Shores Condominiums

December 14, 2020 * Annual Meeting Minutes

I. Call to Order

The meeting was called to order by President Dean Hein at 6:00 pm.

II. Roll Call and proof of meeting notice

Sheila Yunker presented the meeting notice packet. Filed.
Secretary Nancy Vidlak called the roll.

Owners in attendance

Chad and Marcy Bashe 209
Jean Boersma 110
Beth Bubon 107
George Chaconas
and Susan Herber 306
Matt Haven 202
Jennifer Heibel
and Mark Lamers 102
Dean and Mary Hein 207
Dar and Scott Jones 109

Allen and Linda Josupait 101
Susan Kelly
and Nick Vollendorf 304
John and Karen Knight 303
Carol and Doug Knott 302
Randy and Nancy Legler 111
Becky and Jim Opoien 105
Dan and Kathy Piekarz 210
Allison Schwanda
and Jenna Woodul 307

Jean Smith 205
Cindy and Mike Smits 206
Randy and Susan Snell 201
Jim and Joan Soderholm 301
Cory Sturman 203
Kris Sturman 106
Nancy and Toby Vidlak 103
Mark and Molly Wilson 211
Randy Wolf 204
Vicky Ziemek 208

Owners not in attendance

Mark and Susan Herbel 108

Lisa and Yoav Shapira 305

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 28 (including the commercial units) of the 31 units, for a 90% representation. Quorum was confirmed.

Others in attendance:

Sheila Yunker, APEX, and Aaron Ruengpinyophun, Coris Development.

III. Reports

President Dean

- Due to the pandemic and the HOA hosting the 2020 Annual Meeting on Zoom, the Annual Packet contained ballots for several items. Twenty-five ballots were returned approving all pending votes. Questions regarding agenda items were sent to Dean prior to the meeting. He responded to all questions during the Zoom meeting.
- Dean welcomed our newest neighbors: Judy and Matt Haven, Allen and Linda Josupait and Cory and Maddy Sturman.
- He then thanked Dar Jones and Mike Smits for their service on the Board over the past year.
- He reported that real estate taxes will be billed out by December 21st.

Commercial Space Aaron Ruengpinyophun

At this time, there is one interested party, the owner of an established salon in Stoughton is considering renting 650-750 SF. The decision should be made within a couple of weeks.

Social Committee Co-Chair Karen confirmed the committee is “on pause for now.” Covid cancelled most activities, including the 2nd Annual Condo Party. Co-Chair Marcy reported the Book Club is holding Zoom meetings and will enjoy a social meeting on the 15th.

Communications Nancy Vidlak

- The directory has been updated to include our newest neighbors, Matt and Judy Haven, and Allen and Linda Josupait.
- A new issue of *The Grape Vine* will be published electronically in January.

Architectural Committee

Dean reported on projects completed (leaky pipe in the second floor south building and new door handles on exterior lobby doors) and pending (intermittent problems with the elevators, and installation of kick plates on garage stairwell entry doors).

IV. Old Business

2019 Annual Meeting Minutes

Draft **Minutes** of the December 9, 2019, Annual meeting were mailed to all owners. By ballot, the minutes were approved unanimously.

Fobs

The Board continues to work on the fob conundrum. Dean thanked Dar and Nancy for their attention to detail and perseverance while working on this project. He also thanked owners for the patience and understanding.

While there was a good deal of discussion, no final decisions were made at the meeting. The Board will continue to work on this project.

During this process, the Board recognized the need to create a Security Plan. Dean reported that an owner was targeted recently by scammers who contacted them by phone, issuing veiled threats and asking them to meet at either Walgreen’s or Pick and Save to hand over gift cards. Officers with the McFarland Police Department were consulted. The owners were encouraged to close current local bank accounts and to be vigilant when entering and leaving the building as it was obvious the scammers knew where they lived.

This year also had several security breaches reported with someone gaining access to the condo buildings, and a neighbor charged with criminal trespass. In the neighborhood, windows were smashed and packages were stolen. The miscreants also targeted garage door openers. Dean monitors these happenings through the Next Door Neighborhood Club website.

Security was discussed with the HOA’s attorney John Starkweather, who specializes in condo law, APEX and our own Dan Piekarz, who has 10 years’ experience with facility management and security. **Dean emphasized that the goal is for owners to be as safe as possible.**

V. New Business

Board of Director Nominations

Ballots were mailed to all owners. By ballot, the five nominees were approved unanimously. Serving on the 2021 Board will be Dean Hein, Jim Opoien, Dan Piekarz, Kris Sturman and Nancy Vidlak.

2021 Budget

The **Budget** was drafted and mailed to all owners. By ballot, the budget was approved unanimously.

Dean expressed thanks to Dan for all his work over the past year: his help on drafting the budget and for the many savings he ferreted out (in part through reduction in Gas and Electric usage), as well as suggesting a process for safer boat battery charging.

One of the questions sent to Dean was regarding whether the budget was created based on expenses for the entire year. The answer was yes.

Another question was whether the Capital Reserve is at an appropriate level after two years. Sheila said WSC is where it should be at this time. Each year, 10% of HOA dues are deposited into Capital Reserve.

Sheila also encouraged owners to update their auto-pay accounts to reflect the slight change in monthly HOA fees. APEX will be changing their accounting system to one that does not have a monthly charge. She will be sending more information.

Thank You Gifts

A **ballot** requesting approval for yearend gifts for Rodney and Margo was mailed to all owners. By ballot, the \$200 per person gifts were approved unanimously.

Irrigation System

A **ballot** detailing installation of an irrigation was mailed to all owners. By ballot, the irrigation system and incumbent special assessment were approved.

Questions regarding the irrigation system included

- Did the Board get more than one estimate (yes, Badgerland Irrigation and Water Wizards. Badgerland was chosen)
- Whether the lines will be buried (yes)
- Installation considerations (lawn mowing will be curtailed for 2-3 weeks. The piers will need to be in place before the pump can be positioned)
- Where the sprinklers will be located (on the lake side and at both ends of the buildings)
- Where the pump will be located (under one of the south piers to access lake water)
- Pump noise (Because of submersion, any noise should be very slight, less than that of a car driving by)
- Watering of non-irrigated areas (Rodney will continue water with hoses)
- Will hoses be blown out at end of season (yes, part of the maintenance agreement)
- Timing of installation (in the spring with a "check up" midsummer)
- Removal and maintenance (part of the maintenance agreement, too)

During the meeting, a question was raised as to the feasibility of extending the irrigation on the east side of the building to tend the roadside lawns and flower beds, and avoid hoses snaking across sidewalks and the parking lot. Dean responded that they expected that area to be very expensive due to having to run water lines under the parking lot, but that the Board will get estimates to present to owners.

If the estimates are acceptable and owners decide to extend irrigation to roadside spaces, a new ballot will be sent to all owners for official approval.

Website

On a suggestion by Susan Kelly, the Board has decided to hire professionals to create a site for WSC. The site will be used to post condo documents and photographs, as well as other information. Dar and Nancy will team up for this project with specialists at FACEWebsites.com, a local company that hosts hundreds of websites nationwide.

Sublease Agreement for Pier Slips

A new sublease agreement has been approved which will allow owners to sublease their assigned boat slips. In 2021, Sheila will take on the Marina Manager responsibilities. Owners are to contact Sheila if they don't plan to use their slip in any given year and she will provide them with a sublease agreement. At this time, she has a waiting list with nine names of folks who'd like to dock at the condos next summer.

Going forward, Sheila will communicate with all slip occupants, owners and renters, regarding install and removal dates, and other pertinent information.

Owners subleasing their slips should be aware of the 5% sales tax implications on the \$2,200 rental fees. The HOA will receive a 15% commission.

Electric Car Charging Stations

One owner has voiced interest in purchasing an electric car this year and is curious as to accommodations for charging. Aaron said he would follow up on this. Dar is researching this project and will report at the March meeting.

Cleaning Committee

Dean suggested a committee be recruited to take care of details for annual window, carpet and garage cleaning. As always, the Board is looking for volunteers to help.

VI. Adjournment

On a motion by Jim, seconded by Dan, the meeting was adjourned at 7:02 pm.