

**THE GREENS AT ST ANDREWS - BOARD MEETING
HIAWATHA PUBLIC LIBRARY
AUGUST 19, 2024**

1. Meeting was called to order at 2:00pm.

Roll Call:

In attendance

- a. Sethu Rathinam - President
- b. Mike Lindeman - Vice President
- c. Karol Cooper - Treasurer
- d. Linda Miller - Secretary
- e. Elaine Read

f. Ron Davis

g. Bruce Ray

Absent

Nora Becker

Jayne Kamberling

2. The July minutes were read and approved.
3. Treasurers Report: Karol stated that the last months report has been posted on the website.
4. Dues Increase Rationale: This discussion continues because of shortages in the operating account. Karol continues to transfer money from the operating reserve account to pay for expenses. Realizing that summer is when our biggest expenses happen this does seem to level out during the fall and winter seasons. The money we have in CDs is available but still a certain amount should be saved for unexpected expenses. We as a board do not want to increase the monthly dues so will try diligently to not do this at the present time. It is well known how some other condo associations have had to access the residents \$5,000 to \$10,000 for an expense because of depleted reserves.
5. Les Pendl (unit #1500) is the new Irrigation point of contact effective immediately. Jerry Bair has had this responsibility for years. We thank Jerry for his long service in this matter. The website will be updated with the new point of contact.
6. Election Process: The board is comprised of nine elected members and this fall there will be one opening. Ron Davis has decided not to run again. A message will be sent to all residents regarding the open board position.

Note: Nomination deadline is Sep 25; please send self-nominations to Linda Miller with copy to Sethu Rathinam.

7. By-law Changes: None proposed currently. It is however strongly suggested that each resident add a family member or friend to the emergency contact list, listing their name and phone number. It is also important to have that person know your garage or front door entry code, and/or have a door key. Please send this information to Sethu Rathinam for updating on the condo website.
8. The date for the General Annual Condo Association meeting will be Sunday October 13th at 4 PM. More information will be sent out nearer this date. Linda Miller and Elaine Read have volunteered to work out the details.
9. Down-spout Related Items: A quote from Mr. Handyman was presented for replacement of 14 new spout extensions. The amount was for \$1239.00, and this was approved to move forward on.
10. The unit at 1552 reported that the down spout connected to the underground drainage has been backing up when it rains. Upon inspection it was determined that improper drainage tile had been installed, causing it to deteriorate. This has resulted in erosion of soil under the steps causing the steps to sag. The initial inspection was paid by the association and an estimate from one contractor has been received.
11. Lawn & Snow Contract: Two representatives from Otter Creek Landscaping presented the board with an estimate for service. One immediate concern was that they stated they only had four employees which seemed inadequate. Discussions will continue.
12. New Business: Mailboxes. One set of the east side mailboxes is severely rusting at the bottom and needs to be replaced before too long and some research will need to be done on this cost and installation. Michael Lindeman has taken the action to investigate this matter further and will report at the next meeting.
13. North side landscaping work is scheduled to happen in the next two weeks.
14. A dead pine tree was reported at 1502, and Karol said that WPM Property Management is scheduled to remove it.

The next board meeting will be on Monday September 23rd at 2:00pm and will be the last one for the fiscal year. The new board will take over after the annual meeting on Oct 13.

Linda Miller
Secretary