

**GREENS AT ST.ANDREWS-BOARD MEETING
HIAWATHA PUBLIC LIBRARY
December 9th,2024**

Meeting was called to order at 4:00pm.

Roll Call:

Bruce Ray- President

Elaine Read- Vice President

Karol Cooper- Treasurer

Linda Miller- Secretary

Sethu Rathinam

Nora Becker

This was a called meeting prior to our previously scheduled meeting for January 13, 2025. There were some items which needed attention prior to the January meeting.

The minutes from the October 28th meeting were read and approved.

BUDGET:

Karol Cooper presented the estimated budget for 2024-25. This budget was approved.

PROPERTY OWNERSHIP:

As stated in the by-laws all residents need to own said property. The question of ownership has arisen for a unit in the association. Mike Lindeman has sent three prior notices and will most likely need to continue with a registered letter and a deadline to get clarity and rectify this problem.

OLD BUSINESS:

Elaine Read reported on the drainage repair process at Unit 1622. Ace Handy Man is installing white rain spout extensions. D& D Roofing will need to inspect the roof in the Spring and possibly install a metal reroute on an area near the front door.

The unit at 1658 was sold and upon inspection there was some damages reported that are the responsibility of the association. D& D Roofing repaired the roof, and Ace Handy Man repaired some masonry.

A damaged/leaking skylight was reported at 1625, and this will be taken care of by D&D Roofing.

A tree at 1552 which could potentially cause roof damage is awaiting to be trimmed by WPM Property Management. This will be done when the ground is frozen so no damage will be done to the lawn and surrounding property.

A tree behind 1634 which is on the property of a Northbrook resident is dead and if it falls could cause serious damage. A letter will be sent to this homeowner and inform them of our concern and recommend removal of this tree as soon as possible.

Sethu has done research into replacing the north side section of the mailbox located near the East entrance. It has rust damage and is deteriorating. A quote for replacement of the north unit was at \$3500.00 and it was approved to proceed with this project.

NEW BUSINESS:

New Resident:

The unit at 1658 has been sold to Holly Adams. She will be moving into her new home soon and we welcome her.

Chili Supper:

Elaine Blick has consented to organize this event which will be held on Fat Tuesday, March 4th. The location will be determined with more news to follow.

BUDGET CONCERNS:

This subject has been discussed many times, and we will be cashing in a CD for \$52,000 in March. That money will increase the funds in the operating account, but this does not adequately insure financial stability for a long period of time. The rising costs of all services have greatly increased, and reserve money is used every month to meet the basic expenses.

Every condo association needs reserve funds, which we have for emergencies, and we do not want to cash them in at this point. In the event of an emergency, assessing residents for funds, that have been depleted, is what the board is trying to avoid.

After much discussion it was voted on to increase the dues by \$50 monthly. This increase would take effect on May 1st, 2025. All residents will be sent a letter prior to this action.

The meeting was adjourned at 6:00pm.

Linda Miller
Secretary

