

Red Cedar Canyon Townhouse Association
Board Meeting: RE: Monthly Meeting
Monday, January 10, 2022, 2 pm
Zoom Teleconference

The monthly meeting minutes are subject to review and approval by the board of directors (BOD) at the next meeting.

The Monthly BOD meeting of the RCC Townhouse Association (RCCTA) was held via Zoom due to COVID concerns. President Dave Preller (DP) called the meeting to order at 2:06 pm. Board members present: Dave Preller (DP,) Gretchen Trebnick (GT,) Vice President, Ronald Urhammer (RU,) Treasurer and Karen Mackesey (KM,) Secretary, were in attendance. Wayne Wiser (WW,) Member-at-Large was absent. Property Manager Matt Fee (MJF,) Property Manager was present. No homeowners were present.

1. Approval of Meeting Minutes

KM motioned; RU seconded to approve the November 15, 2021, minutes with no changes. Motion carried unanimously.

2. Agenda Approval

GT motioned; KM seconded to approve the January agenda as submitted. Motion passed.

3. President's Report

Starting off his report, DP mentioned this year we are at a better place with respect to snow management. Corey Rhodes (CR) has had a full year to understand the complexities and logistics of RCCTA; also, the weather has been more manageable this year.

Per the 'Additional External Lighting and/or Decorations' Policy,' homeowners should be removing and storing their Christmas décor and the December holiday lights should no longer be illuminated.

DP turned over the report to **GT who experienced a potential vehicle break in.** Within the last couple of days, it appeared a vehicle parked outside her home had the lock tampered with. It likely happened between 1:30 am and 4 am. She said noises were heard outside her residence.

Discussing this more, the BOD discussed how our cultural environment and neighborhood is changing. In the coming months, we will be entertaining ideas and suggestions on how to hinder this type of activity. At this time, we discussed homeowners can ensure their outside soffit lights (near foyer and garage) are on if desired, park inside the garages, ensure there are no valuables in your vehicles and make sure thieves cannot get access to the garage door remote inside your vehicle.

4. Treasurer's Report

RU and MJF stated there was no financial report for January as the BOD met early to avoid the scheduled MLK Day. RU noted some reports are still delivered by post office and lately, USPS delivery schedules are unreliable. Thus far for January, there have been no large expenses. A Full report out will be delivered at the February meeting.

5. Manager's Report

MJF reported out on two Architectural Request approvals: new bedroom windows and a store door. He stated Aaron Hines (AH,) handyman, repaired a gutter/downspout, installed windows and removed a large tree which had toppled.

Red Cedar Canyon Townhouse Association
Board Meeting: RE: Monthly Meeting
Monday, January 10, 2022, 2 pm
Zoom Teleconference

Also, AH presented to MJF a 'door hanger' notification which he will be using in the future when he is on site at a townhome. This will notify the homeowner he was performing a task/work order.

Waste Management (WM,) garbage disposal, missed a limited number of containers, recently. The BOD stated if their (homeowner's) garbage/recycling, it is the homeowner responsibility to contact WM. WM will only talk to individual owners and not the Property Manager. Their phone number is: 651-487-8546.

Further, it appears WM has changed their policy. According to RCC neighborhood complaints, winter vacationers requested WM to put their trash on hold during their away time. WM charged them to put it on hold. This is different than what WM told us last year. The BOD now suggests NOT putting your garbage on a 'vacation hold' as the homeowner could be charged.

6. Old Business

There was no new business on gutters and downspouts. The Homeowner Survey was not discussed as there was nothing new.

The BOD set up a four-hour BOD Workshop on February 1, 2022, to discuss, review and revise RCCTA policies and how they are displayed on the website. The intent is to verify each policy for accuracy and intent. If time permits, 2022 projects will be prioritized.

There was no new information on lawn maintenance.

7. New Business

The Fine/Violation Policy was addressed. The existing policy was lenient and no longer relevant. **KM motioned; RU second to impose a \$25 per day fine if the violation continues after 72 hours of initial notice [and further,] after 10 days (\$250,) the notice of violation and enforcement will be turned over the RCCTA attorney [and also,] homeowners are responsible for notifying the Property Manger when they are compliant. Motion passed.**

Solar lights for the unit address signposts are being investigated. GT reported she contacted a representative from Total Lighting. He will be providing potential solutions. The BOD is looking to illuminate the tops of the signposts so units/driveways can be more easily and quickly found. Night deliveries, guests and emergency vehicles would benefit.

The BOD discussed alternative options to provide additional lighting, such as motion lights, solar lights, etc., to aid in security and safety. This idea is still in the discussion phase of comparing benefits to costs.

Lastly, RCCTA has an Invisible Fence Policy for owners wishing to restrict their pet to a portion on their immediate lawn area. However, it is the City of Hudson which has a Municipal Code, Chapter 99-5, prohibiting animals from running at large within the city; it also requires owners to remove and dispose of animal waste.

Red Cedar Canyon Townhouse Association
Board Meeting: RE: Monthly Meeting
Monday, January 10, 2022, 2 pm
Zoom Teleconference

It further explains, no cat, dog or other domesticated animals shall be permitted to run at large within the City of Hudson. An animal is considered to be running at large if it is not on the premises of its owner and not under the control of the owner or some other person. The City of Hudson is the entity which deals with loose/uncontrolled animals.

8. There was no homeowner input.

The February 21, 2022, **monthly HOA meeting will be at 2 pm**; it will be held at the FNC Bank (First National Community Bank,) located at Exit 4, 744 Ryan Drive, Ste 100, Hudson, WI 54016. **DP motioned; RU seconded to adjourn the meeting. Motion passed. Meeting adjourned at 3:17 pm.**

Respectively submitted,

Karen M. Mackesey
Red Cedar Canyon Townhouse Association, Secretary

Red Cedar Canyon Townhouse Association
Board Meeting: RE: Monthly Meeting
Monday, January 10, 2022, 2 pm
Zoom Teleconference

RCCTA EXECUTIVE BOARD MEETING AGENDA

Type of Meeting: Regular Monthly Board
Meeting Date: January 10, 2022
Location: Zoom Teleconference
Call to Order: 2 pm

- 1.0 Call to Order
- 2.0 Roll Call
- 3.0 Approval of Previous Meeting Minutes
- 4.0 Additions and Approval of Meeting Agenda
- 5.0 Reports
 - 5.1 President's Report
 - 1. How this board operates- resident questions, meeting decorum
 - 2.
 - 3.
 - 5.2 Treasurer's Report
 - 1.
 - 5.3 Manager's Report
 - 1. Architectural Work
 - 2. Landscape Work
 - 3. Miscellaneous Maintenance and Repair
- 6.0 Old Business
 - 6.1 Gutters and Downspouts
 - 6.2 Homeowner Survey
 - 6.3 Set Date and Time for Policy Review and Organize Workshop
 - 6.4 Lawn Maintenance Plan
- 7.0 New Business
 - 7.1 Revise Fines and Enforcement Policy
 - 7.2 Solar Lights for Tops of Address Signposts
 - 7.3 Dog Control Policy
 - 7.4
- 8.0 Homeowner Input
- 9.0 Adjournment