

RCCTA EXECUTIVE BOARD MEETING

9/11/2019

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RED CEDAR CANYON TOWNHOUSE ASSOCIATION
EXECUTIVE BOARD MEETING
TAKEN ON THE 11TH DAY OF SEPTEMBER, 2019
AT THE COUNTY MARKET COMMUNITY ROOM
HUDSON, WISCONSIN
2:03 P.M.

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1 GRETCHEN TREBNICK: I'm just going to
2 call the Executive Board Meeting to order.
3 Do we have Jack Mortel on the phone?
4 Today is September 11th, 2019. It's 2:03
5 p.m.
6 Present, John Maas?
7 JOHN MAAS: Here.
8 GRETCHEN TREBNICK: Gretchen Trebnick,
9 here. Jack Mortel hopefully by phone. And
10 then we have guests Brian Pechacek from the
11 Pechacek General Contracting and?
12 BRIAN PECHACEK: Alex Miller. He's
13 with my company as well.
14 GRETCHEN TREBNICK: Okay. So what
15 we'll probably do first off is approve the
16 previous minutes.
17 There was a draft, and there was some
18 changes made to the draft which I can give to
19 you, just deleting a few phrases in here, and
20 then we'll make a motion to approve those, so
21 I need two corrections on that, John. He's
22 going to try to get Jack on the phone.
23 So I thought Miranda was coming today.
24 No?
25 JOHN MAAS: No.

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1 APPEARANCES:

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4 GRETCHEN TREBNICK - Secretary

5 JOHN MAAS - Member at-large

6 JACK MORTEL - Member at-large (via telephone)

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1 JACK MORTEL: Jack Mortel.

2 GRETCHEN TREBNICK: Jack Mortel is
3 present for roll call.
4 I just want to go over and approve our
5 previous minutes. We had a draft from the
6 July meeting and there were several
7 corrections I made there, John.
8 I'm going to make a motion to approve
9 the minutes with those corrections.
10 JOHN MAAS: As amended.
11 GRETCHEN TREBNICK: So the two
12 corrections were --
13 JOHN MAAS: This was a motion?
14 GRETCHEN TREBNICK: I made a motion.
15 Second it?
16 JOHN MAAS: Second it.
17 JACK MORTEL: Second.
18 GRETCHEN TREBNICK: And make a motion
19 to accept the minutes amended, corrected.
20 JOHN MAAS: Approved.
21 GRETCHEN TREBNICK: Approve. Okay.
22 And then the next was the, I think we should
23 probably, the committee report.
24 Did you have a report? No.
25 Move on to manager's report that were

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1 provided to the board. I'd kind of like to
 2 have Brian from Pechacek General Contracting
 3 to be up front so he can leave when he's
 4 ready to go when he's done.
 5 JOHN MAAS: That's fine.
 6 GRETCHEN TREBNICK: But he's talking
 7 about the issue with roof leaks in the
 8 association. There are seven roofs in our
 9 association that are leaking, and Brian did
 10 inspections on all seven, so he's got a
 11 report on what his recommendations are, what
 12 he found and what his recommendations are.
 13 BRIAN PECHACEK: Has everybody had a
 14 chance to review them at all?
 15 GRETCHEN TREBNICK: Yeah. Yeah, we
 16 did.
 17 JOHN MAAS: Yeah.
 18 BRIAN PECHACEK: Do you want me to
 19 answer some questions? I mean how do you
 20 want me to handle that I guess?
 21 JOHN MAAS: Well, I would move the
 22 approval of Brian's report indicating that
 23 there are three options that the association
 24 might pursue, and that either No. 2 or No. 3
 25 are the preferred options, and that the

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1 option that the board would approve is option
 2 No. 2.
 3 GRETCHEN TREBNICK: That's what your
 4 proposal is, to do option No. 2?
 5 BRIAN PECHACEK: I mean just if that's
 6 what you're referring to, the biggest thing
 7 or concern I have with option No. 2 is the
 8 mismatch of shingles.
 9 So option No. 2, if you folks, I've got
 10 some up here if somebody wants to look and
 11 see what option No. 2 is, but basically what
 12 it was going to be is to take the, and I did
 13 amend what I sent you yesterday, was to be
 14 able to take the shingles out of the valleys,
 15 go back about three to four feet, and then
 16 take the metal out of valleys as well.
 17 And then at that point put ice and
 18 water, make sure that that's up through the
 19 valley the way it meets code, and then
 20 install new metal W valleys that go in there.
 21 And then the actual thing that we did outside
 22 of what say code would be on the houses that
 23 we did, or the condos that we did three, four
 24 years ago, was then to put ice and water up
 25 20 feet on both sides of that actual metal

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1 valley. So we overlapped about an inch to
 2 two-inch on the top side of that metal valley
 3 and then ran it all the way up 20 feet. And
 4 it seems to have worked in the multiple units
 5 that we did that detailing.
 6 Again, we haven't had anybody call on
 7 those leaking since we had those done, and
 8 then these particular units that we are
 9 talking to, we did not do those at that time.
 10 So but again, my biggest concern is is
 11 that if we redo those valleys, shingles have
 12 faded a little bit and they are not going
 13 to -- that shingle is not going to match
 14 perfectly. So you're going to stand back and
 15 see these valleys, you're going to see a
 16 color -- yeah, you're going to see strips.
 17 So again, I'm just bringing that to your
 18 attention.
 19 Me, I don't mind doing it. I've just
 20 worked with your association long enough
 21 knowing that probably some people aren't
 22 going to like that very well. Or if you try
 23 to sell that unit and it's got stripes,
 24 again, they might not, you know, look at that
 25 and say great, this is what I want, I'm going

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1 to buy it or not.
 2 That's just my opinion, obviously.
 3 That's something that from a board
 4 perspective, I would consider that.
 5 JOHN MAAS: Okay. From the board
 6 perspective, how close are you able to get to
 7 match?
 8 BRIAN PECHACEK: Well, again, it's
 9 whatever is available today in those colors.
 10 Most of it is set up as a weathered wood. I
 11 would have to make sure I identify on each
 12 building. Some of them used different
 13 manufacturers. I think some are Owens
 14 Corning. Some might be GAF. You know,
 15 probably CertainTeed as well. And once
 16 again, it's that scenario. They're just new.
 17 Some companies have changed their
 18 disposition of the granules on top from when
 19 they were originally put on. So there could
 20 be some that really have a drastic change and
 21 look.
 22 And, obviously, depending on what you
 23 folks decided you want me to do, I'd grab a
 24 hold of that, make sure you see it, everybody
 25 understands what we're going to be putting in

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1 there so you can determine, yeah, this is
 2 what we're going to have to deal with.
 3 JOHN MAAS: Okay. And these would deal
 4 with the seven places that we're talking
 5 about?
 6 GRETCHEN TREBNICK: Right. So that's
 7 \$2500 per unit. One building, three out of
 8 the four units, is they're leaking, would be
 9 advantageous to do that whole quad. I mean
 10 three out of the four we have leaks. I don't
 11 know.
 12 BRIAN PECHACEK: It's whatever you
 13 decide to do.
 14 GRETCHEN TREBNICK: So we're talking
 15 about \$17,500 to do the seven units with that
 16 tearing out the valleys.
 17 BRIAN PECHACEK: Well, there was
 18 another \$250 added onto that.
 19 GRETCHEN TREBNICK: Oh, okay.
 20 BRIAN PECHACEK: So it would be 2750.
 21 GRETCHEN TREBNICK: 2750?
 22 BRIAN PECHACEK: Yep. After we
 23 discovered that the metal valleys need to be
 24 replaced, my original didn't have the metal
 25 valleys being replaced with this situation.

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1 GRETCHEN TREBNICK: Okay. I missed
 2 that. Thank you.
 3 BRIAN PECHACEK: Would be 2750 per
 4 unit.
 5 GRETCHEN TREBNICK: I just want to
 6 disclose that my home is one of the seven
 7 that's leaking, so I can't vote, but I do
 8 have questions.
 9 When you got up on the roof, I think
 10 these houses, some of them have maybe five
 11 years down the road we're going to do a
 12 re-roof, that's the time line on the reserve,
 13 so what is the overall condition of the
 14 roofs?
 15 Is it something maybe should we -- we
 16 want to get rid of the leaks, but maybe we
 17 should just take the step and do it now
 18 versus waiting and then doing the repair and
 19 then in five years having to re-roof?
 20 BRIAN PECHACEK: I mean again, that is
 21 something that the board, you have to look
 22 at. I mean absolutely.
 23 I mean this section, as you're putting
 24 the money into this, and in five years I mean
 25 you're not going to find people that are just

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1 going to leave that valley there because
 2 they're not going to warranty that if they
 3 don't do it, and to redo it from that
 4 scenario.
 5 Yeah, that's a tough call, because some
 6 of these buildings are going to require
 7 re-roofing. Anytime between 18 and 22 years
 8 is what a life expectancy you should be able
 9 to have on these, you know, on an actual
 10 asphalt roof in this marketplace. They say
 11 30-year. They're no longer 30-year. The
 12 shingles that I put on are considered
 13 lifetime warranty. There's no 30-, 40-,
 14 50-year anymore.
 15 But again, just weather conditions,
 16 studies have been done on this. I know when
 17 we first got involved with this about five,
 18 six years ago, the association had taken that
 19 30 years as legitimately 30 years to plan for
 20 a new roof. Anyway, studies have been done
 21 through different universities, and you're
 22 going to get 18 to 22 years out of a
 23 laminated asphalt shingle, you're doing
 24 pretty well.
 25 GRETCHEN TREBNICK: Will the shingles

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1 fade out in a year or two? So they're going
 2 to look different right away, but do you
 3 think they would blend better in a couple
 4 years, or there'll always be a noticeable
 5 color difference?
 6 BRIAN PECHACEK: I've done this on a
 7 couple homes where I've just done some
 8 patches, and everything fades, so it's going
 9 to probably continue to keep that difference.
 10 GRETCHEN TREBNICK: Oh, it will?
 11 BRIAN PECHACEK: Yeah.
 12 GRETCHEN TREBNICK: So it's never going
 13 to blend?
 14 BRIAN PECHACEK: I mean I shouldn't say
 15 never, but the odds of it really blending --
 16 GRETCHEN TREBNICK: Unlikely?
 17 BRIAN PECHACEK: -- is probably
 18 unlikely. I've got a place that I did eight,
 19 nine years ago over by the soccer fields.
 20 Anyway, I drive by it. You can tell it every
 21 time. Not that I knew where I did it, but
 22 you can see it.
 23 GRETCHEN TREBNICK: Yeah. Well, I mean
 24 how happy are the seven homeowners going to
 25 be that their units look like there's a patch

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1 put on it in terms of resale?
 2 BRIAN PECHACEK: Again, I don't know.
 3 That is a question that when people are
 4 looking, and that's why I want to bring it
 5 up.
 6 I understand the solution and where it
 7 is, but the last thing I want to do is do it
 8 and then everybody's like, well, this didn't
 9 match, Brian. You didn't do this. I know
 10 they're not going to match. I mean they
 11 just -- UV rays, they fade stuff over time,
 12 so there's just no way around it. I want you
 13 folks to be aware of that before you say,
 14 yeah, let's run with this, but realize that
 15 you're going to have that issue.
 16 GRETCHEN TREBNICK: My question is
 17 we're talking about an outlay of \$17,500 out
 18 of our reserve fund. We file an insurance
 19 claim, our deductible is \$10,000. We could
 20 have the adjuster come out and make a
 21 recommendation. Our outlay would be 10,000
 22 versus 17-5, and maybe it would entail new
 23 roofs. I think it's something worthwhile
 24 looking at.
 25 JOHN MAAS: One of the things that we

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1 also have is some of these units are under
 2 construction warranty.
 3 Does that apply to the roofs?
 4 BRIAN PECHACEK: And when you reference
 5 construction warranty, they've been built
 6 within 10 years?
 7 JOHN MAAS: Correct.
 8 BRIAN PECHACEK: Okay. The
 9 construction warranty is, the best I
 10 understand it, to the 10-year, it's one, two,
 11 and 10. So one year is bumper to bumper,
 12 best way to explain it. Two years is more on
 13 the mechanicals, things like that. 10 years
 14 is foundation.
 15 So the roofs would not be in this
 16 section of the warranty. The roof really
 17 only qualifies for that first year for that,
 18 and then it would be an installation issue
 19 versus anything else.
 20 And, again, things have changed in the
 21 installation procedures by the manufacturers
 22 in the last 10 years. So what was, I don't
 23 even want to say code, but maybe it wasn't
 24 part of the installation procedures when they
 25 were installed, where now it's different as a

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1 result of having problems. That's why
 2 they've changed the installation procedures
 3 to make that better.
 4 GRETCHEN TREBNICK: Well, there was a
 5 lot of comment about homeowners removing snow
 6 and ice. And some of the homes, I know
 7 myself, I did remove snow, but I know you
 8 recommended removal 12 to 20 feet. I
 9 probably went up six feet. And I think for
 10 our association with so many older people,
 11 myself included, it's pretty hard to go up 20
 12 feet.
 13 BRIAN PECHACEK: Six feet is fine. I
 14 mean anything to get that lower level where
 15 it can go. Because where an ice dam is going
 16 to form, it does form, and when you see it on
 17 the edge, but where it really starts
 18 affecting it is where the house and the
 19 roofline, so it's inside that eave. You're
 20 going to have an overflow of the eave. It's
 21 really starting here, two feet, three feet
 22 back in. And then it's melting and coming
 23 down and then building up at that point.
 24 So that's why it's important to get
 25 your ice and water far up as you can and

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1 beyond where that wall meets the roofline as
 2 it comes down. That's why you have to put
 3 two rows six feet, nine feet, whatever it may
 4 be.
 5 GRETCHEN TREBNICK: So when you did the
 6 observation you noted that the metal valleys
 7 were cut short, and also that the shingles
 8 were not put in correctly, and because of
 9 that application it's more likely to get
 10 leaking?
 11 BRIAN PECHACEK: Correct.
 12 GRETCHEN TREBNICK: So to me, we have
 13 two options -- sorry. Go ahead.
 14 JOHN MAAS: I was just going to say,
 15 and they are under the old code?
 16 BRIAN PECHACEK: They are now, yeah,
 17 with how it's been installed.
 18 GRETCHEN TREBNICK: But I thought they
 19 weren't installed correctly per manufacturer
 20 on the shingle cut.
 21 BRIAN PECHACEK: As today it's not
 22 meeting the procedures, yes.
 23 GRETCHEN TREBNICK: Not today. Okay.
 24 BRIAN PECHACEK: The new procedures
 25 that are there. So again, when you're

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1 looking at when it was applied, not knowing
 2 exactly, and that's why sometimes the local
 3 code, you know, inspector here in town would
 4 be the best person to at least talk to about
 5 how and what those codes were at that
 6 particular time.
 7 And what happens with some of the
 8 municipalities is they will adopt the
 9 manufacturer's procedures as code. So if
 10 they don't have anything like that, you can
 11 always refer back to what the manufacturer's
 12 installation procedures were at that time.
 13 But again, the local code person will
 14 be able to tell you what they were using at
 15 that time. I don't know what the city was
 16 using at that time.
 17 GRETCHEN TREBNICK: Well, as far as I
 18 can see, we have two options; either do the
 19 minimal, well, the midstream tear-off for the
 20 17,500, or we could file an insurance claim
 21 for the \$10,000 deductible, get an adjuster
 22 out there, and make a determination on what
 23 we're going to do.
 24 BRIAN PECHACEK: What are you going to
 25 turn in for a claim to insurance? I'm just

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1 curious.
 2 GRETCHEN TREBNICK: Seven leaking
 3 homes.
 4 BRIAN PECHACEK: As far as most of
 5 these insurance companies, they really only
 6 cover the damage that was done on the inside.
 7 They're not going to pay to get a leak fixed.
 8 I don't know what your policies are
 9 individually, but that's typically what we
 10 run into in the marketplace is insurance
 11 won't pay for, it doesn't make any sense,
 12 they won't pay to fix the leak, but they'll
 13 pay for what was damaged from the leak.
 14 GRETCHEN TREBNICK: Well, see, we have
 15 homeowners insurance covers the interior.
 16 The HOA covers the exterior.
 17 BRIAN PECHACEK: Okay. Good.
 18 GRETCHEN TREBNICK: But the exterior
 19 leaking has caused one of our homeowners to
 20 file a \$24,000 claim, and her insurer is
 21 saying to her you're on warning. We don't
 22 want another claim because -- and that's
 23 caused by what I feel like are the roof
 24 issues that aren't being addressed, so we
 25 have an issue.

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1 BRIAN PECHACEK: So again, not knowing
 2 what your policy is, you guys would need to
 3 do that.
 4 GRETCHEN TREBNICK: Again, that's what
 5 I thought. I don't know.
 6 Jack, any thoughts or comments?
 7 JACK MORTEL: Well, I like that idea.
 8 I think we need to check in to see what our
 9 insurance would cover, if at all.
 10 17,850 to cover the seven units, and
 11 what are we looking at, about five years to
 12 have the entire roofs replaced on all these
 13 units, or not necessarily?
 14 JOHN MAAS: No. It's not necessarily.
 15 We're looking at whatever the lifetime is of
 16 a reasonable lifetime on the units.
 17 We replaced a number of roofs many
 18 years ago, or a few years ago I should say,
 19 because of the defects in the shingles.
 20 But some of these units have been built
 21 five years ago, six years ago, one was seven
 22 years ago, and one was nine years ago.
 23 JACK MORTEL: So from what I'm
 24 gathering, the two main concerns are doing
 25 just the repairs for 17,850, you're looking

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1 at one would be aesthetically, and the other
 2 one is possibly the valuation, affecting the
 3 valuation of a unit that's put up for sale,
 4 is that correct?
 5 GRETCHEN TREBNICK: Right. That's
 6 correct.
 7 JACK MORTEL: I guess I'll let you
 8 determine that.
 9 JOHN MAAS: Well, if I were a buyer, I
 10 think I'd be more concerned about my roof
 11 leaking than about the way things look.
 12 JACK MORTEL: Well, and I agree with
 13 you, John, totally. I guess I'm thinking if
 14 we as an association have the responsibility
 15 of the exterior, that should not, it's a good
 16 roof and the leaks are repaired.
 17 If I'm buying a unit, I'm looking at
 18 this and I'm thinking, okay, a year or two
 19 ago that the repair was made, you know, to
 20 fix these leaks that are no longer happening,
 21 I guess I would be happy it would not affect
 22 my opinion. It'd probably even be better
 23 because now I know it's up to code.
 24 So I don't think the entire roof needs
 25 to be redone. I would just do the repair.

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1 JOHN MAAS: That's my feeling.
 2 GRETCHEN TREBNICK: Do you want to make
 3 a motion, Jack or John, and then get a vote?
 4 JOHN MAAS: I think we have a motion on
 5 the floor.
 6 GRETCHEN TREBNICK: Well, you were
 7 liking option 2.
 8 JOHN MAAS: Correct.
 9 JACK MORTEL: Yes.
 10 JOHN MAAS: The motion was on behalf of
 11 option 2.
 12 JACK MORTEL: So I guess I make a
 13 motion to approve option 2.
 14 Is that accurate then?
 15 JOHN MAAS: Second.
 16 GRETCHEN TREBNICK: Take a vote?
 17 JOHN MAAS: Take a vote.
 18 GRETCHEN TREBNICK: John and Jack, take
 19 a vote. I'm calling for the vote.
 20 John?
 21 JOHN MAAS: Aye.
 22 GRETCHEN TREBNICK: Jack?
 23 JACK MORTEL: Aye.
 24 GRETCHEN TREBNICK: And then we're
 25 going to place the contract with Brian

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1 Pechacek.
 2 You'll write up a contract for that
 3 repair?
 4 BRIAN PECHACEK: Yep. Yes.
 5 Absolutely. I'll give you a time line when
 6 we can get to it.
 7 GRETCHEN TREBNICK: That would be
 8 great.
 9 JOHN MAAS: Move approval of --
 10 GRETCHEN TREBNICK: Motion approved.
 11 Thank you. I think we're good to go. Thanks
 12 for coming out.
 13 BRIAN PECHACEK: If anybody has any
 14 questions, just give me a call.
 15 GRETCHEN TREBNICK: Yeah. We will.
 16 Appreciate you coming out.
 17 BRIAN PECHACEK: Absolutely. All
 18 right. Thank you.
 19 JOHN MAAS: I'd like to move to amend
 20 the agenda and add the following items;
 21 approval of three contracts, one with Willow
 22 River, one with Nature's Touch, and one with
 23 Cities Management.
 24 Second item to be added, monuments.
 25 Third item, insurance claim. Fourth item,

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1 financial reports. Fifth item, Pie
 2 Consulting proposal. And we had moved the
 3 Brian Pechacek report.
 4 Annual meeting format and presentation
 5 and preliminary dues 2020.
 6 Discussion?
 7 GRETCHEN TREBNICK: I have a couple
 8 things I think. We have unfinished business
 9 on Janet Quito on her light. We need to
 10 take a vote on that.
 11 And Donna W., I can't remember Donna's
 12 last name, on vines on the brick, but that's
 13 part of the brick exterior policy that we're
 14 proposing.
 15 So I was going to put a motion forward
 16 that we get a new policy regarding mounting
 17 items on the brick.
 18 Want me to go with that, John?
 19 JOHN MAAS: Sure.
 20 GRETCHEN TREBNICK: So I'm going to
 21 make a motion that we adapt a new policy
 22 regarding mounting items on the exterior
 23 brick.
 24 The architecture committee has noted
 25 multiple instances of homeowners affixing

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1 items to the exterior brick with or without
 2 approved modification documentation.
 3 The association has responsibility to
 4 maintain our exterior brick, and we continue
 5 to struggle with homeowners with varying
 6 expectation on what is and is not allowed on
 7 the exterior. So I'd like to adopt a policy
 8 of no longer allowing any exterior item to be
 9 mounted on the brick exterior with or without
 10 grandfathering or prior modification
 11 approval, with the one exception of properly
 12 installed and approved awnings.
 13 All exterior, existing exterior
 14 elements mounted on the brick will be removed
 15 in 2019 and repaired at association expense.
 16 All future modifications to mount any item to
 17 brick exteriors will be declined with the
 18 exception of awnings. Homeowners may post
 19 lightweight artwork or flags using brick
 20 clips that do not penetrate the brick.
 21 Future violation of this policy will
 22 involve homeowner expense charges for repairs
 23 and potential fines.
 24 So I propose that motion.
 25 JOHN MAAS: I'll second it.

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1 GRETCHEN TREBNICK: All in favor?
 2 John?
 3 JOHN MAAS: Aye.
 4 GRETCHEN TREBNICK: Jack?
 5 JACK MORTEL: Aye.
 6 GRETCHEN TREBNICK: Gretchen Trebnick,
 7 aye. Motion is passed.
 8 The next item for me is the signage
 9 budget, which we have been working on. We
 10 had originally two -- four proposals, two
 11 from Cities Management, a third from a
 12 different company, and then our last proposal
 13 which we would like to accept is Graphic
 14 House Images.
 15 Last year I was reviewing the annual
 16 meeting, and that was one of the items that
 17 we recommended doing in 2019, along with our
 18 irrigation update. So we asked Elliot
 19 Anderson, an architect who's a resident, and
 20 his wife, Barb Starr, who's here, and myself,
 21 and we worked with Graphic House on design
 22 and they put a proposal together for us.
 23 It's all aluminum with vinyl graphics.
 24 It's an aluminum support pole, and it's set
 25 into the soil four feet deep in cement. They

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1 quote it's about a 50-year pole. It's going
 2 to outlast all of us.
 3 They can put that in eight to 10 weeks
 4 from today if we get approval. And I don't
 5 know if you want to look at it, but there are
 6 some photos we passed around the board.
 7 So my motion is to accept Graphic
 8 House's proposal for \$15,753.79 to install 15
 9 signs as described in proposal No. 23984 to
 10 be taken out of the reserve fund.
 11 In addition, authorize Willow River to
 12 remove and dispose of the existing 30 lane
 13 signs, place compacted dirt in the holes and
 14 seed.
 15 Also authorize a purchase of solar
 16 lighting to illuminate the signs. So that's
 17 my motion.
 18 JOHN MAAS: Second.
 19 GRETCHEN TREBNICK: All in favor?
 20 John?
 21 JOHN MAAS: Discussion?
 22 GRETCHEN TREBNICK: Discussion.
 23 JOHN MAAS: The only thing that I'm a
 24 little bit worried about is that the actual
 25 life on the aluminum signs, and I did ask the

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1 vendor about this, is maybe 15 years if there
 2 gets to be any kind of interference with the
 3 aluminum such as salt, too much sand mixed
 4 with salt in those areas.
 5 Also weed whacking. We had the same
 6 problem with the plastic. Weed whacking can
 7 make a difference on metal because it's going
 8 to cut through the vinyl top.
 9 So they make a suggestion that we have
 10 some kind of protection around the signs, and
 11 that's my only concern is that we talk about
 12 the protection.
 13 Also that the initial expense is the
 14 \$15,000. But if somebody hits a sign or
 15 knocks it over or breaks it, it's going to
 16 cost us \$1,000 to replace it, so drive
 17 carefully.
 18 GRETCHEN TREBNICK: Have we had that
 19 instance with cars? I mean we had the one by
 20 39 Deerwood Court. I don't know if a car hit
 21 that.
 22 JOHN MAAS: No. I don't think so.
 23 That broke off I think just from --
 24 GRETCHEN TREBNICK: It was rotting?
 25 JOHN MAAS: -- from rotting I think.

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1 And also we've had all kinds of problems with
 2 rotting in the woods. So I'm not knocking
 3 the metal at all, but I'm just saying that if
 4 somebody hits it, it could be a truck
 5 driving, it could be anything, that we have
 6 to look at the replacement cost, and you need
 7 to know that it's going to be fairly
 8 expensive to do these because they have to be
 9 done individually, and it's not fair to blame
 10 the people on the board or it's not fair to
 11 blame the manufacturer. It's when you do one
 12 sign that it's so expensive, and so that's a
 13 possibility.
 14 JACK MORTEL: John, what are some
 15 options for protection like from weed
 16 whipping and salt?
 17 JOHN MAAS: One of the suggestions has
 18 been that you put a circle around it or a
 19 rock in front of it, that you put a little
 20 bit of crushed rock around the circle around
 21 it so that it drains away. That was a
 22 suggestion.
 23 I personally think it's a good one, but
 24 that'll have to be talked over also because
 25 it does go into the aspect of doing more

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1 work. I just want to make sure that
 2 everybody is aware of the issues that come
 3 with this.
 4 I think the design is very good. I
 5 think the picture with the directions on it.
 6 The idea of going to one location on two
 7 lanes is a good one so that you can look at
 8 the design and see them.
 9 The committee tried to do a step-up to
 10 take a look at what these might be looked at.
 11 And the committee also did a vinyl, put a
 12 vinyl face, as I recall.
 13 GRETCHEN TREBNICK: The lettering is
 14 vinyl, you know, highly reflective I believe
 15 graphics. They're warrantied for about eight
 16 years, but they can be replaced, but the
 17 actual sign is very long.
 18 They did recommend here, it says,
 19 Graphic House, Incorporated, recommends that
 20 signs be added to your business or property,
 21 insure its policy to cover accidental damage,
 22 so we should probably contact our agent and
 23 maybe have that covered, too.
 24 JOHN MAAS: We should.
 25 GRETCHEN TREBNICK: They will come out

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1 prior to install and go through where we want
 2 these signs placed, and they may push those
 3 off the roadway a bit just to make them less
 4 likely to get hit.
 5 JOHN MAAS: Okay. We'll need two
 6 related motions; one for the removal of the
 7 old signs, and one for the flagging, but
 8 those should be separate motions.
 9 GRETCHEN TREBNICK: So I'll make -- do
 10 you want to vote on the sign motion first?
 11 JOHN MAAS: Yep.
 12 GRETCHEN TREBNICK: I'm going to make a
 13 motion to remove the signs by Willow River,
 14 and the cost they bid was \$850 for removing
 15 the existing signs.
 16 JOHN MAAS: Yeah, but we have to vote
 17 on this one first.
 18 GRETCHEN TREBNICK: Okay. Let's take a
 19 vote on the existing sign proposal.
 20 John?
 21 JOHN MAAS: Aye.
 22 GRETCHEN TREBNICK: Jack?
 23 JACK MORTEL: Aye.
 24 GRETCHEN TREBNICK: And Gretchen, Aye.
 25 Make a proposal to remove the existing

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1 signs prior to install of the new signs.
 2 Willow River put a bid out of \$850. Graphic
 3 House was going to remove them for \$2900, so
 4 we saved money by going with Willow River.
 5 They will put in dirt and seed around the
 6 holes. So I make a motion that we accept
 7 their proposal.
 8 John?
 9 JOHN MAAS: Second.
 10 GRETCHEN TREBNICK: John, vote?
 11 JOHN MAAS: Aye.
 12 GRETCHEN TREBNICK: Jack?
 13 JACK MORTEL: Aye.
 14 GRETCHEN TREBNICK: And Gretchen, aye.
 15 And then flagging?
 16 JOHN MAAS: They suggested that they
 17 need flagging for the utilities so that they
 18 don't hit any.
 19 GRETCHEN TREBNICK: Yeah. I talked to
 20 her yesterday, and she said they'd take care
 21 of that for us and spray for us and contact.
 22 JOHN MAAS: Oh, they pay for it?
 23 Okay.
 24 GRETCHEN TREBNICK: Yeah. Well, she
 25 said she'd take care of it.

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1 JOHN MAAS: Okay. That's fine. Then
 2 we don't need a motion for that.
 3 GRETCHEN TREBNICK: Okay. So that's
 4 signage. Moving on. That's a big step for
 5 us. We had two projects; irrigation, which
 6 we did a big upgrade on this year, and then
 7 getting the sign proposal through is huge.
 8 Rental policies.
 9 JOHN MAAS: This is the discussion
 10 based on -- this is a discussion. It's not a
 11 motion, so it doesn't have to be recorded.
 12 GRETCHEN TREBNICK: On rental. Okay.
 13 (A discussion was had off the record)
 14 GRETCHEN TREBNICK: I'd like to make a
 15 motion that we allow Janet to have her light.
 16 She talked about it at the last meeting, and
 17 I don't see any reason why she can't have
 18 that light.
 19 JOHN MAAS: I don't, either.
 20 JACK MORTEL: Second.
 21 GRETCHEN TREBNICK: We got a second?
 22 JACK MORTEL: Second.
 23 GRETCHEN TREBNICK: Let's take a vote.
 24 JOHN MAAS: Aye.
 25 GRETCHEN TREBNICK: Jack?

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1 JACK MORTEL: Aye.
 2 GRETCHEN TREBNICK: And Gretchen, aye.
 3 So that's passed, that Janet Quinto is
 4 allowed her light. Bravo.
 5 Donna W. on the vines. I'm thinking
 6 right now that under our new brick policy
 7 that won't be allowed.
 8 JOHN MAAS: Correct.
 9 GRETCHEN TREBNICK: So I don't know if
 10 we even need a motion on that.
 11 JOHN MAAS: No, we don't.
 12 GRETCHEN TREBNICK: Okay.
 13 JOHN MAAS: We're on to stump removal
 14 policy.
 15 GRETCHEN TREBNICK: I'll make a motion
 16 that I think, I had written it down today
 17 somewhere in this. I make a motion for a
 18 stump removal policy that we determine stump
 19 grinding on a case-by-case basis. This will
 20 be dependant upon location, either in the
 21 mulch or grass, and based on the landscape
 22 company's recommendation.
 23 JOHN MAAS: Second.
 24 GRETCHEN TREBNICK: Take a vote. John?
 25 JOHN MAAS: Aye.

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1 GRETCHEN TREBNICK: Jack?
 2 JACK MORTEL: Aye.
 3 GRETCHEN TREBNICK: And Gretchen, aye.
 4 So that's passed.
 5 We had that Pie Consulting. Do you
 6 want to talk about that? I think that's off
 7 the agenda now because that was regarding the
 8 roofs.
 9 We're not going to even go there with
 10 that contract?
 11 JOHN MAAS: That's right. Once we did
 12 Brian, we don't have to talk about Pie
 13 Consulting.
 14 GRETCHEN TREBNICK: Do you want to go
 15 with the Willow River contract --
 16 JOHN MAAS: Yes.
 17 GRETCHEN TREBNICK: -- and make a
 18 proposal on that?
 19 JOHN MAAS: I'd like to go with the
 20 three contracts that I talked about.
 21 Willow River, I'd like to make a motion
 22 that we accept their contract for 2020 at a
 23 no increase level.
 24 JACK MORTEL: I second.
 25 GRETCHEN TREBNICK: Take a vote. John?

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1 JOHN MAAS: Aye.
 2 GRETCHEN TREBNICK: Jack?
 3 JACK MORTEL: Aye.
 4 GRETCHEN TREBNICK: And Gretchen is
 5 aye. Motion passed.
 6 JOHN MAAS: Nature's Touch would be the
 7 next one.
 8 GRETCHEN TREBNICK: I didn't see a
 9 contract with them. Did we?
 10 JOHN MAAS: We got a note from that
 11 that was a no increase contract.
 12 GRETCHEN TREBNICK: Nature's Touch from
 13 Miranda?
 14 JOHN MAAS: Yes. That was in a
 15 management report I think.
 16 GRETCHEN TREBNICK: Possibly. I just
 17 missed it I guess.
 18 JOHN MAAS: Let me make a motion.
 19 GRETCHEN TREBNICK: Okay.
 20 JOHN MAAS: If we have received a
 21 proposal for a no increase contract for 2020,
 22 that we approve the contract with Nature's
 23 Touch at the same amount.
 24 GRETCHEN TREBNICK: I'll second that,
 25 and take a vote. John?

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1 JOHN MAAS: Aye.
 2 GRETCHEN TREBNICK: Jack?
 3 JACK MORTEL: Aye.
 4 GRETCHEN TREBNICK: Gretchen, aye.
 5 We're agreeable.
 6 Now, Cities isn't up until 2020,
 7 September of 2020 I believe.
 8 JOHN MAAS: Right, but they told us no
 9 increase.
 10 GRETCHEN TREBNICK: That's good.
 11 JOHN MAAS: So I think we need a motion
 12 to approve the 2020 contract with no
 13 increase.
 14 JACK MORTEL: Okay. I make a motion
 15 that we approve Cities Management contract
 16 with no increase.
 17 GRETCHEN TREBNICK: I'll second it.
 18 And take a vote. John?
 19 JOHN MAAS: Aye.
 20 GRETCHEN TREBNICK: Jack?
 21 JACK MORTEL: Aye.
 22 GRETCHEN TREBNICK: And Gretchen, aye.
 23 Land survey results. John, you already
 24 talked about that a little bit. We had the
 25 land survey, and we need a motion to stake

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1 out those monuments, or did we do an email
 2 motion already? I think I approved that
 3 already via email that \$475 to stake it out.
 4 JOHN MAAS: Oh, the amount. Yeah.
 5 GRETCHEN TREBNICK: Do you want to --
 6 JOHN MAAS: But we need to have a
 7 formal motion to put the stakes in.
 8 GRETCHEN TREBNICK: Okay. So do you
 9 want to place that?
 10 JOHN MAAS: I'd like to move that we
 11 place the steel stakes in in place of the
 12 wooden laths at the locations determined by
 13 EG Rud with possible modification by the
 14 board after walking the site.
 15 GRETCHEN TREBNICK: I'll second that
 16 motion. Let's take a vote. John?
 17 JOHN MAAS: Aye.
 18 GRETCHEN TREBNICK: Jack?
 19 JACK MORTEL: Aye.
 20 GRETCHEN TREBNICK: And Gretchen, aye.
 21 I had a question, though, how we're
 22 going to enforce encroachment issues with
 23 that.
 24 We need a motion to send a letter to
 25 the homeowners that are adjacent to our

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1 property to tell them we need them to clarify
 2 their encroachment or correct it.
 3 JOHN MAAS: I think -- yes.
 4 GRETCHEN TREBNICK: Is that a motion,
 5 or is that just --
 6 JOHN MAAS: No, that's motion that we
 7 send a letter.
 8 GRETCHEN TREBNICK: Do we have the
 9 attorney send a letter?
 10 JOHN MAAS: I think we should have the
 11 attorney send the letter. That would be
 12 Brian Jacobson.
 13 GRETCHEN TREBNICK: Okay. I'll make a
 14 motion that we have our attorney send letters
 15 to our neighbors on the west side --
 16 JOHN MAAS: West side.
 17 GRETCHEN TREBNICK: -- that are
 18 encroaching on Red Cedar Canyon Townhome
 19 Association properties, that we would like
 20 them to take action to correct their
 21 encroachment.
 22 JACK MORTEL: I second that.
 23 GRETCHEN TREBNICK: And John?
 24 JOHN MAAS: Jack seconded it.
 25 GRETCHEN TREBNICK: John. Vote?

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1 JOHN MAAS: Aye.
 2 GRETCHEN TREBNICK: Jack?
 3 JACK MORTEL: Aye.
 4 GRETCHEN TREBNICK: Gretchen, aye.
 5 We need authorization for our 2020
 6 Reserve study that we want to do, and that
 7 was, I have to pull that up from my
 8 management report.
 9 Do you have the numbers on that?
 10 JOHN MAAS: Yes, I do. The
 11 confirmation of the report, it will be a
 12 report somewhat like this in the binder. It
 13 outlines the 30-year reserve expenditure and
 14 funding plan. The amount is \$2,650,
 15 including all expenses, with a down payment
 16 retainer of \$1,325, to Reserve Advisors in
 17 Milwaukee, Wisconsin. So move.
 18 GRETCHEN TREBNICK: I'd like
 19 discussion, but do I do that after a second?
 20 JOHN MAAS: Yep.
 21 GRETCHEN TREBNICK: So I'll second it,
 22 but have discussion. Go ahead.
 23 Does the Reserve include investment and
 24 portfolio review, or is it strictly
 25 infrastructure review?

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1 JOHN MAAS: It's strictly
 2 infrastructure review, but I think that with
 3 the initial meeting the board should be able
 4 to request other areas that be examined, and
 5 I think that would be advisable, and it may
 6 alter the amount of the report.
 7 GRETCHEN TREBNICK: So you're
 8 suggesting expanding this report to
 9 investment portfolio, is that what I'm
 10 hearing, or not?
 11 JOHN MAAS: Oh, I think that's up to
 12 the next board because it's a 2020 study.
 13 But I think that there should be other
 14 things that should be included in the Reserve
 15 report because I think that we tend to be
 16 blindsided by some of our expenses.
 17 For example, this year we had the
 18 sprinkler system, and that needed to be done
 19 as a whole, not as a single piece by piece.
 20 Some of the Reserve study issues are done
 21 piece by piece. For example, the lane
 22 modifications.
 23 But we need to have something in the
 24 reserve for these unexpected needs, and also
 25 just the leak issue. I think that could have

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1 been handled earlier had we had a faster move
 2 on things and gotten that done, but that's
 3 just my view.
 4 And but I think that the new board
 5 needs to look at the Reserve study and decide
 6 if they want to add issues to it. I think it
 7 would be wise.
 8 GRETCHEN TREBNICK: So we have on the
 9 floor a motion to authorize Reserve study for
 10 2020 for \$2600.50, a down payment of 1325.
 11 John made that motion. I second it.
 12 Do we have a vote? John?
 13 JOHN MAAS: Aye.
 14 GRETCHEN TREBNICK: Jack?
 15 JACK MORTEL: Aye.
 16 GRETCHEN TREBNICK: And Gretchen, yes.
 17 Aye.
 18 Let's see. I'm not sure about the
 19 collection policy. Miranda put that out
 20 there. She said she was putting it out for
 21 all the associations to look at that she
 22 manages, and it seemed fine with me, so I
 23 don't know.
 24 I don't think we have a collection
 25 issue in our association as far as I'm aware

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1 of. We've been pretty financially stable
 2 with our homeowners.
 3 JOHN MAAS: Right. One of the things
 4 that I'm a little bit concerned about is the
 5 time of the month that they take the reading
 6 on the way things come in from the banks
 7 under ACH. Sometimes it looks like we've got
 8 a \$3,000 deficit, and other times we've got a
 9 zero deficit, and they seem to list those as
 10 automatically.
 11 And really, at the end of the month
 12 that's when it should be taken, however they
 13 decide to do it. But it seems to me that we
 14 should ask Cities to be consistent at the
 15 date that they take that reading because the
 16 amount should be consistent. We have very
 17 few people that pay by check. Most of them
 18 are automatic deduction.
 19 GRETCHEN TREBNICK: So we don't need a
 20 motion or anything on that?
 21 JOHN MAAS: No.
 22 GRETCHEN TREBNICK: Okay. Collection
 23 policy, access approval for Schwab account.
 24 I don't know what that's all about.
 25 JOHN MAAS: That's to name you. You're

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1 going to be the --
 2 GRETCHEN TREBNICK: I've got the money
 3 now? See ya. Bye. I can hardly wait to get
 4 new board members because I'll be happy to
 5 offload that. It's too responsible grown up
 6 for me.
 7 JOHN MAAS: We need to have somebody on
 8 the board. Nobody has had access to the
 9 Schwab account that's on the board.
 10 So I would like to move that Gretchen
 11 Trebnick be named the representative to the
 12 Schwab account.
 13 Jack?
 14 JACK MORTEL: I second.
 15 GRETCHEN TREBNICK: All in favor?
 16 JOHN MAAS: Aye.
 17 JACK MORTEL: Aye.
 18 GRETCHEN TREBNICK: I guess I'll vote
 19 aye even though I'm thinking nay, but I'll
 20 vote aye. But we need a new cosigner when
 21 the new board comes on.
 22 Anything I'm missing, John? You had
 23 other things here.
 24 JOHN MAAS: Let's see. We approved the
 25 Cities Management contract. We've talked

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1 about the land surveyor results.
 2 Annual meeting is the only thing that
 3 we've got, and I guess my question is on the
 4 annual meeting, are we going to have the
 5 three people that our manager has contacted
 6 speak to the group at the annual meeting? I
 7 suggested that in a memo, but we didn't take
 8 any action on that.
 9 GRETCHEN TREBNICK: You mean Willow
 10 River and the attorney for sure is speaking.
 11 JOHN MAAS: And also our irrigation to
 12 explain to the people how the system will
 13 operate and why it's going to be different in
 14 the future.
 15 GRETCHEN TREBNICK: Okay. Do you want
 16 me to contact Miranda to just verify that, or
 17 do you want to do that?
 18 JOHN MAAS: No. That's fine.
 19 GRETCHEN TREBNICK: I think they're on
 20 board, Willow River, Nature's Touch, and the
 21 attorney.
 22 JOHN MAAS: Correct.
 23 GRETCHEN TREBNICK: I'm sure I read
 24 that.
 25 JOHN MAAS: The reason I asked for the

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1 attorney is that the people in the
 2 association need to know what it takes to
 3 change our bylaws if we go to a smaller board
 4 to do that.
 5 GRETCHEN TREBNICK: I have one point
 6 here on the Willow River contract. I think
 7 the amount, we made a motion that I think it
 8 was to stay the same as last year, but I
 9 actually believe it's a decrease. I think
 10 it's \$87,360, and last year it was 97,000 and
 11 some dollars. I think we had, and I don't
 12 know why we got a \$10,000 decrease, but as
 13 far as I'm concerned, it sounds good to me.
 14 But I just want to get the right amount down
 15 on the motion.
 16 JOHN MAAS: Yeah. The right amount is
 17 the \$87,000. I've got the Willow River
 18 contract here.
 19 GRETCHEN TREBNICK: Because last year
 20 our contract with them was for \$97,843. So I
 21 don't know if they felt we used less
 22 services, or why their bid is \$10,000 less.
 23 JOHN MAAS: I think we have to
 24 distinguish between what's in our budget and
 25 what's in the contract. I think they may

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1 have added additional money in the contract
 2 for backup services is what I suspect.
 3 GRETCHEN TREBNICK: And I didn't see
 4 last year's contract, but the annual budget
 5 was 97843, but their contract is 87, so maybe
 6 you're right. They added \$10,000 just to pad
 7 it a little bit.
 8 JOHN MAAS: Well, because they know
 9 that there's going to be extra things in
 10 there, guidelines in here.
 11 One of the things that I would ask
 12 Willow River to do if you're willing to make
 13 a motion to that is to put out a small
 14 calendar, an actual calendar, on the website
 15 of activities, because they do in the
 16 contract they list those for the inlets in
 17 the main drives just on snow removal. I
 18 think that's very important.
 19 And then for the major things what we
 20 do in terms of things for weed control, when
 21 the applications are going to be, and when
 22 the fertilizer is going to go on.
 23 These are things that, these are
 24 everyday things that if they just put a
 25 calendar out people would be aware of them

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1 happening. It would save us time on notices,
 2 and it would also allow committee timing and
 3 those kinds of things.
 4 And while I'm at it, we have
 5 suggestions that we add committees, and that
 6 would be up to the new board. I'm not going
 7 to propose that, but we definitely need a
 8 finance committee, and we definitely need I
 9 would hope a landscape committee that will
 10 deal with long-term what's happening to the
 11 overgrowth that we're creating.
 12 We like all these bushes. Some die,
 13 some live, and a lot of them just plain grow.
 14 And if they're not taken care of and trimmed
 15 back, they'll look like the hedges that you
 16 have seen in front of older homes where
 17 people don't cut them back 40 feet, and so we
 18 need to have some kind of a long-term plan
 19 for replacement and other things.
 20 GRETCHEN TREBNICK: For the annual
 21 meeting, I put down a list of committees.
 22 I'm going to put together just sign-up
 23 sheets. Investment, finance, architecture.
 24 We need project managers. If we have
 25 an asphalt project, if we don't get a project

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1 manager from the association just to make
 2 sure it's done, we're going to pay Cities 10
 3 percent, and on a half-million dollars,
 4 that's a lot of money we could save if we had
 5 any talented project management people.
 6 Landscape is really fully functioning,
 7 and then Bob will help coordinate our rental
 8 units project.
 9 JOHN MAAS: Just to give you an example
 10 of what a project manager does, we're
 11 supposed to have our lanes filled up, cracks
 12 and sealed before the winter sometime around
 13 September 15th. Well, whether they'll be
 14 able to make that or not is a question
 15 because of the rain. They may be behind too
 16 many places.
 17 But the other aspect of it is that
 18 somebody has to go around with those workers
 19 and make sure all of the cars are out of the
 20 lanes, and that they stay out until the lines
 21 fall down.
 22 Last year we had people taking down the
 23 lines and going back into their lanes before
 24 everything was dry. That destroys the seal.
 25 And so there has to be somebody on the site

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1 from the association that's willing to do
 2 that, so that would be an example of what a
 3 site manager has to do for a particular
 4 project.
 5 So it means being available all day.
 6 It means being with the crew and seeing what
 7 they're doing. Doesn't mean you can't take
 8 breaks, but it does mean being aware of the
 9 project. And then following up.
 10 Bob, for example, followed up on the
 11 filling of the windows around the edges.
 12 That took him about three months, as I
 13 recall, to get everything done because of the
 14 breaks where people, the cold was too much,
 15 couldn't be done. He had to come back and
 16 follow around and check the work that the
 17 person was doing.
 18 So I think those are two examples of
 19 what you need to be willing to volunteer for.
 20 HOMEOWNER: Would you give a committee
 21 member a BB gun to take with them?
 22 GRETCHEN TREBNICK: Only you, Audrey.
 23 JOHN MAAS: One of the things that we
 24 did set up as a trial policy, but we didn't
 25 follow through on it, was a \$300 fine for

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1 somebody crossing the lines when that sealing
 2 had been done.
 3 And if it wasn't an emergency, or
 4 leaving their car in the drive to get
 5 people's attention, because people don't pay
 6 attention.
 7 HOMEOWNER: Then you need to make them
 8 pay for it one way or another.
 9 HOMEOWNER: Then they need to pay.
 10 HOMEOWNER: One way or another.
 11 HOMEOWNER: Put it out.
 12 HOMEOWNER: Haul the car away or
 13 something until people start realizing --
 14 HOMEOWNER: You mean business.
 15 HOMEOWNER: -- what's going on, they're
 16 going to continue doing the same damn thing
 17 over and over. It's a fact of life.
 18 GRETCHEN TREBNICK: We'll just put
 19 skull and crossbones on those tapes.
 20 I had a question on the spigot policy.
 21 I think you were putting something together
 22 on a spigot policy for repair, John. I had
 23 it in my email. I can pull it up possibly.
 24 JOHN MAAS: Yes.
 25 GRETCHEN TREBNICK: Or do you have

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1 that?
 2 JOHN MAAS: It was a one-line policy.
 3 GRETCHEN TREBNICK: We need a policy on
 4 who's paying for the water spigots.
 5 JOHN MAAS: Right. The policy that I
 6 suggested was that the association will pay
 7 two-thirds of the cost, and the individual
 8 homeowner will pay one-third of the cost.
 9 The reason for that is two-thirds of
 10 the work is on the outside, doing the water
 11 faucet on the outside. One-third of the cost
 12 is on the inside because the workers come
 13 inside to put in a hole in your wall and
 14 reach up to the spigot to get it working
 15 properly and sealing that spot, and therefore
 16 this has been the policy of the board since
 17 2017. I guess it hasn't been in writing, so
 18 that would be my motion.
 19 JACK MORTEL: I second it.
 20 GRETCHEN TREBNICK: I just want a
 21 discussion on sometimes the interior repair
 22 is not necessary. I know I had the exterior
 23 spigot replaced and it wasn't needed on the
 24 inside, so the association paid the entire
 25 cost. So it would only be reflected the

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1 one-third if inside repairs are needed.
 2 JOHN MAAS: Right.
 3 GRETCHEN TREBNICK: So let's take a
 4 vote. John?
 5 JOHN MAAS: Aye.
 6 GRETCHEN TREBNICK: Jack?
 7 JACK MORTEL: Aye.
 8 GRETCHEN TREBNICK: And Gretchen, aye.
 9 Anything else that we need to go through that
 10 I'm missing?
 11 HOMEOWNER: Preliminary dues
 12 discussion.
 13 HOMEOWNER: And monuments and insurance
 14 claims.
 15 JOHN MAAS: Oh, the insurance claim.
 16 We have to decide whether or not we're going
 17 to have an insurance claim.
 18 And we also have an issue on firepits
 19 and dog excrement.
 20 GRETCHEN TREBNICK: Well, can I make a
 21 motion on the insurance claim, or am I out of
 22 that one, too, because it's already been
 23 decided we're doing the work.
 24 JOHN MAAS: Right.
 25 GRETCHEN TREBNICK: So I should be able

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1 to make a motion.
 2 I make a motion that we do file an
 3 insurance claim with Travelers to see what
 4 their recommendations are on this. Well, we
 5 already made the motion on the roof.
 6 I make a motion that we contact
 7 Travelers on the insurance claim.
 8 JOHN MAAS: I second that. This is my
 9 second attempt to get a final on the
 10 insurance claim.
 11 GRETCHEN TREBNICK: Yeah. Im on your
 12 team. John, vote?
 13 JOHN MAAS: Aye.
 14 GRETCHEN TREBNICK: Jack?
 15 JACK MORTEL: Aye.
 16 GRETCHEN TREBNICK: And Gretchen, aye.
 17 So we're going to file a claim with Travelers
 18 on the roof leaking.
 19 The monuments were the posts, so that's
 20 all set to go.
 21 HOMEOWNER: Preliminary dues.
 22 GRETCHEN TREBNICK: Oh, yeah, the dues.
 23 JOHN MAAS: Yes. Discussion only.
 24 GRETCHEN TREBNICK: Discussion, okay.
 25 So we can probably go offline on that.

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1 (The Executive Board Meeting came to a
 2 close at approximately 3:15 p.m.)
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1 JOHN MAAS: Yes.
 2 (A discussion was had off the record)
 3 GRETCHEN TREBNICK: Do you want to make
 4 a motion?
 5 JOHN MAAS: I move that we notify the
 6 people with firepits that are not in
 7 compliance and dog excrement that is not in
 8 compliance immediately.
 9 JACK MORTEL: I second.
 10 GRETCHEN TREBNICK: John?
 11 JOHN MAAS: Aye.
 12 GRETCHEN TREBNICK: Jack?
 13 JACK MORTEL: Aye.
 14 GRETCHEN TREBNICK: And Gretchen, aye.
 15 So any other discussion on anything?
 16 JOHN MAAS: Stop.
 17 (A discussion was had off the record)
 18 GRETCHEN TREBNICK: So I'm going to
 19 move to adjourn at 3:15 p.m., September 11th.
 20 JACK MORTEL: I second.
 21 GRETCHEN TREBNICK: All in favor?
 22 JOHN MAAS: Aye.
 23 GRETCHEN TREBNICK: Jack?
 24 JACK MORTEL: Aye.
 25 GRETCHEN TREBNICK: Gretchen, aye.

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1 STATE OF WISCONSIN)
 2 COUNTY OF ST. CROIX)
 3 Be it known that I took the Executive Board
 4 Meeting of the RCCTA, on the 11th day of September,
 5 2019, at Hudson, Wisconsin;
 6 that the meeting was recorded in stenotypy by
 7 myself and reduced to print by means of
 8 Computer-Assisted Transcription under my direction,
 9 and that the meeting is a true record of the meeting
 10 to the best of my ability;
 11 that I am not related to any of the parties
 12 hereto nor interested in the outcome of the action.
 13 Dated this 25th day of September, 2019.
 14
 15 _____
 16 Terri Stacken, RPR
 17 St. Croix County, Wisconsin
 18 Commission Expires
 19 10-29-2022
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 21
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