

Red Cedar Canyon Townhouse Association
Board Meeting: RE: Monthly Meeting
Monday, March 21, 2022, 2 pm
First National Community Bank, Hudson

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. President Dave Preller (DP) called the meeting to order at 2:00 pm. Board members present: Dave Preller (DP,) Gretchen Trebnick (GT,) Vice President, Ronald Urhammer (RU,) Treasurer, Wayne Wiser (WW,) Member-at-Large and Karen Mackesey (KM,) Secretary, were in attendance. Property Manager Matt Fee (MJF,) Property Manager was not present due to a prior commitment but his Manager's Report was given to the President for review. No homeowners were present.

1. Approval of Meeting Minutes

GT motioned; WW seconded to approve the February 21, 2022, minutes with no changes. Motion carried unanimously.

2. Agenda Approval

KM motioned; GT seconded to approve the March agenda with additions to the Treasurer's report relating to CD research. Motion carried unanimously.

3. President's Report

DP stated he received and was thankful for information from Nan Williamson regarding the cutting down Ash Borer Trees on West Canyon Drive. **The City of Hudson cut down six trees due to Ash Borer Disease.** These trees were on the Estates HOA. DP handed out an informative brochure on the issue for BOD review; the brochure also noted there is a City Arborist available for consultations on like issues. DP will forward this information to Justin from the umbrella's HOA.

Website improvements were reviewed. **KM requested the BOD review the website, RCCTA.com, to check for corrections yet needed, improvements necessary and any other required changes.**

4. Treasurer's Report

The financial report was presented by RU. This quarter, the fee for fire hydrants was \$2,513. The yearly total is estimated at \$10,052, which is budgeted and planned. The BOD discussed what the HOA is actually receiving for this fee. RU stated he will investigate with the City of Hudson's Public Works for answers. The HOA has been charged this fee since inception.

Prior to the meeting, RU contacted our insurance carrier to investigate whether our units receive any type of 'discount' or reduced rate as most units are within 100 or so feet of hydrants. Report out will be discussed in April.

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Noted below are the financials for the month:

| | February Financials Reported Out on: <u>March 21, 2022</u> | January Financials Reported Out on: <u>February 21, 2022</u> |
|--------------------------|---|---|
| Checking Account: | \$ 9,455 | \$ 5,479 |
| Savings Account: | \$ 10,074 | \$ 10,074 |
| Reserve Fund: | \$ 628,383 | \$ 616,856 |

The Reserve Fund receives \$12k, monthly, and is on target per the budget.

KM motioned; WW seconded to approve the Financial Report as presented. Motion carried unanimously.

RU stated he has been researching CDs. Currently, the HOA has approximately \$110k which is not in a CD, and thus, not accruing much interest. Goldman Sachs, via research through Charles Schwab, presented a CD at 1.10 percent interest for 12 months. He stated the market appears to be headed towards small, incremental rate increases, but it will be over time. Therefore, moving \$110k now, and anticipating greater rates when the other funds are available, would be prudent. **GT motioned; RU seconded to move \$110k to the Goldman Sachs CD at 1.10 percent interest for a period of 12 months. Motion carried unanimously.**

5. Manager's Report

MJF's report out was delivered by DP. Two Architectural/Landscaping requests were approved. He received word back from GMH (Handyman) regarding potential future lighting and GMH stated he would be able to perform the task if the project comes to fruition. **DP motioned; GT seconded to continue pursuing the hardware and cost for installation for motion sensor devices over garages as an option for homeowners. Lane and sign post lighting will be tabled. Motion approved.**

According to MJF's report, GMH stated the future tuck-pointing project and two-story column repair project would be in his skill scope and he would be interested in submitting a bid.

MJF requested an official bid from Lisa at Meadowlark Landscaping. This will be for new mulch involving units 37 through 111.

Lastly, a salesperson at Krumm gutters stated he would stop this spring to speak with the BOD regarding potential fixes, and/or improvements to our current gutter/downspout concerns.

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6. Old Business

The lone topic not discussed yet at the BOD meeting was the homeowner survey. WW reported out on the survey; the survey has been constructed and laid out to receive general comments and ratings from the HOA homeowners. He is still modifying a few questions and received feedback from the BOD at the meeting. At a point in the near future, the survey will be sent to homeowners, preferably via email.

7. New Business

The Spring Walk-Around was discussed. MJF and the BOD will perform the walk around sometime in April. CR will be invited to participate and to discuss a lawn maintenance plan. If Meadowlark is available, they too, can participate as we can discuss mulch retainers.

8. Homeowner Input

There was no homeowner input.

The **April 18, 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. **KM motioned; RU seconded to adjourn the meeting. Motion passed. Meeting adjourned at 3:46 pm.**

Respectively submitted,

Karen M. Mackesey
Red Cedar Canyon Townhouse Association, Secretary

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RCCTA EXECUTIVE BOARD MEETING AGENDA

Type of Meeting: Regular Monthly Board
Meeting Date: March 21, 2022
Location: First National Community Bank, Hudson
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. Ash Borer tree removal on WCD update
 - 3.
 - 5.2 Treasurer's Report
 - 1. Financial report out
 - 2. Miscellaneous
 - 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 Update on sign posting lighting, possible lane lighting (GT)
 - 6.4 Update on motion detection light for homeowner garage entrance
- 7.0 New Business
 - 7.1 March – April landscape, lawn maintenance plan
 - 7.2 Meeting with CR and Meadowlark to discuss mulch, plastic mulch retainers, etc.
- 8.0 Homeowner Input
- 9.0 Adjournment