

Official Board Minutes
Diamond Brook Townhomes
Monthly Board Meeting
July 20, 2026

The meeting was called to order by President Ron Brimeyer at 6:00 pm.

Board members present: Ron Brimeyer, Dennis Bewyer, Mary Jo Madvig, Connie Nutt, Steve Schuchmann, Jeff Horner-Property Manager. Absent Jim Raftis.

FINANCIALS:

Operating Account: \$31,980.50
Reserve Account: \$245,995.22

The CD in the amount of \$101,028.74 will expire in August. Renewal terms are 4% for 18 months. A motion to renew the CD was made, seconded and approved.

It was noted that City Wide Painting completed their work and was paid \$34,560.00 which is a major expense this year.

LANDSCAPING:

The landscaping report submitted last month by the Landscaping Committee is underway for bids to consider action this year or added to the budget for next year. The utility boxes between units 16 and 17 and 35 and 36 will be cleared out and replaced with landscaping fabric and river rock. All other utility boxes will be maintained by owners that live in the proximity.

Jeff is to follow up with Timberpine for an estimate to remove existing plants and replace with river rock.

Homeowners will be sent an email reminder to maintain weeds in their garden beds, driveway cracks, etc.

PAINTING:

City Wide Painting completed their painting of units 36-45. The work was completed in one week. Overall the workmanship was satisfactory although one owner has several complaints regarding over spray, damage to landscaping, clean up and downspout issues. City Wide responded immediately and took action to remedy the complaint. Other minor issues were also addressed. City Wide also clarified that the replacement of deteriorated wood and repainting is included in their current pricing structure.

The Board agreed to keep City Wide for the completion of painting which is another 2 years.

CONCRETE/MUD-JACKING:

No bids have been received from vendors for the mud-jacking of sidewalks and driveways. The budget allows for some mud-jacking expense this year. Other mud-jacking and concrete work for driveways would need to be included in the 2027 budget.

EXTERIOR SIDING/SPECIAL ASSESSMENT;

An email will be sent to owners clarifying the special assessment and the replacement of siding which is primarily driven by the replacement of the gable area above the garage doors.

ANNUAL MEETING;

Tentative dates are September 21 and 28. A venue needs to be confirmed as well as information regarding the Reserve Study being done by the Reserve Committee.

Owners will be notified of open Board positions.

Respectfully submitted

Steven K Schuchmann
Board Secretary