

**Red Cedar Canyon Townhome Association
Board Meeting: RE: Monthly Meeting
Thursday, August 15, 2024, 6:10 pm
Zoom Teleconference**

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

There was no Executive business prior to the BOD meeting.

The Monthly BOD meeting of RCC Townhome Association (RCCTA) was held via Zoom. Dave Preller (DP) called the meeting to order at 6:00 pm. Board members present: Karen Cullum (KC,) Member-at-Large, Karen Mackesey (KM,) Treasurer/Secretary. Property Manager, Matt Fee (MJF,) present. No homeowners were present.

1. Approval of Meeting Minutes

KM motioned/DP seconded to approve the July 15, 2024, meeting minutes. Motion passed.

2. Agenda Approval

KM motioned/KC seconded to approve the July agenda. Motion passed. (Agenda attached.)

3. President's Report

MJF was notified the sod between #37/#45 looks healthy and is doing well; CR can now mow the area.

DP reiterated last month's discussion amongst the BOD and MJF. Requests and concerns have been submitted stating the **Crabapple Trees** are dying; **Sav-a-Tree (SAT) inspected and said they are not dying. The trees have 'apple scab.'** **The trees must be sprayed in Spring so the BOD is planning to have SAT complete this May of 2025.**

MJF mentioned another of his HOAs had their trees sprayed as they had the same issue: apple scab. The treatment promotes healthy leafing and flowering to enable the trees to prosper.

The **HOA should not be removing healthy trees if they can be economically remedied** unless the tree is impeding on the roof structure or other compromising area. *See the Tree Policy on the website for details.*

4. Treasurer's Report

KM presented the financial report.

	July 2024 Financials Reported Out on:		June 2024 Financials Reported Out on:	
	<u>August 15, 2024</u>		<u>July 15, 2024</u>	
Checking Account:	\$	14,426	\$	14,048
Savings Account:	\$	19,109	\$	18,091
Reserve Fund (net)	\$	667,667	\$	653,838

The planned Royal Credit Union investment CD rate of return dropped roughly 0.75 percent; it will be closer to 4.30%. **KM motioned/KC seconded to approve the Treasurer's Report as submitted; motion passed.**

KM mentioned Evergreen Irrigation (E/G) was paid for repair issues above normal maintenance. DP asked MJF to find out if E/G changed many irrigation heads near the ends of driveways/lanes. There have been reports of garbage trucks and other large vehicles cutting corners, which not only destroy the lawn but can break sprinkler heads.

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5. Manager's Report

MJF stated he received the **new State Farm Insurance binder**. The insurance policy due date is October 10, 2024. **Last year, RCCTA paid \$43,176 for the policy. The upcoming invoice is \$45,395.** The new policy increased about 5.00%. MJF is requesting a simple spreadsheet recap to verify the breakdown.

Another HOA MJF manages has 88 units, is evaluated almost 50 percent less per unit and had two recent claims. The insurance company terminated their relationship. Upon looking for insurance, the HOA was relieved when a 'risk insurance company' accepted them. They now pay \$89k per year. This is for their 88 units, not 112 RCCTA units and half the evaluation. They are paying almost \$45k more than RCCTA. If the risk insurance company did not accept them, their next bid, submitted from Farmers Insurance was at \$130k.

If our insurance policy increased just \$25k per year, it would equate to almost \$225 extra per homeowner per year. **RCCTA HOA needs to stay diligent in paying the invoice on time, preparing for the future, staying on top of business and hope we have no claims.**

MJF stated the homeowner who disregarded the RCCTA Declaration and the City of Hudson's ordinance of picking up animal waste has repaired the yard near that unit. Over the winter, the animal waste was not cleaned up which destroyed the grass.

The BOD discussed **buying bagged Western Red Cedar Mulch (WRCM).** The HOA received their bulk mulch from Gertern's. Supposedly, they do not have bagged WRCM. However, the website shows it in stock at meeting time. **If WRCM can be purchased elsewhere, ensure the mulch matches the existing groundcover.**

GMH (Aaron-Handyman) has 3.5 buildings reinforced relating to prevention of rodent entries. He said if he finds the soffits and other areas have already been reinforced or are solid, he will not be 'repairing' those areas.

As a reminder, contractually, RCCTA has five lawn applications from SAT. These have improved our lawn quality.

6. Old Business

DP reviewed the upcoming **Annual Meeting.**

- Date: **Tuesday, September 17, 2024**
- New location is at: **Christian Community Homes and Services**
1320 Wisconsin Avenue, Hudson, WI 54016.
North on Carmichael, West (left) on Vine Street, South (left) on Wisconsin Street and about 0.7 miles to the facility on the left side of street.
When you pull into 1320, the Community Center is after the independent living units (apartments.)
- Start time: **6:00 pm**; doors will be open after 5:30 pm.
- A **registration table** will be set up; **homeowners must sign in.**
- Light refreshments will be available.
- The BOD will set up tables and chairs; we welcome help putting everything away.
- If you cannot attend, please give your proxy to someone to turn in if you'd like to vote.

The BOD elected to use the Hudson Christian Community Center as it was initially suggested by one of our homeowners. Upon visiting prior to the reservation, the private room was quieter than the high school, allowed for easier interaction, provided the HOA better customer service and was free to the community.

Lastly, the Member-at-Large position will be up for re-election. At the Annual Meeting, there are two members who will continue holding positions: DP as President and KM as Treasurer/Secretary. **The HOA must be aware, if the three positions which will be voted on (two still open from last year and this year's Member-at-Large position) are left vacant, the BOD cannot vote on motions. A quorum is a minimum of three BOD members.** No motions mean no contracts are approved, no CDs are reinvested, no projects are decided upon, etc.

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On behalf of the HOA, the BOD encourages you to think about being on the BOD. Now is a good time. Most meetings are Zoom. Most of the major projects are completed. The HOA is in good financial condition. **Having an active and conscientious BOD is key to maintaining RCCTA market value and laying the groundwork for future improvements.** It is easier to get a grasp on HOA concerns or issues when there are not pressing issues or 'fires to put out.'

7. New Business

There was no new business to discuss.

8. Homeowner Input/Open Forum

There was no input.

The next BOD meeting will be the Annual Meeting on Tuesday, September 17, 2024, 6:00 pm, at the Christian Community Health Center. KM motioned/KC seconded to adjourn the meeting. Meeting adjourned at 6:54 pm.

Respectively submitted,

Karen M. Mackesey
Red Cedar Canyon Townhouse Association, Treasurer

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RCCTA EXECUTIVE BOARD MEETING AGENDA

Type of Meeting: Regular Monthly Board

Meeting Date: August 15, 2024

Location: Zoom

Call to Order: 6:00 pm

Executive Session of Board: 6:00 – 6:10 pm (closed to guests)

- 1.0 Call to Order – 6:10 pm
- 2.0 Roll Call
- 3.0 Approval of Previous Meeting Minutes
- 4.0 Approval of Meeting Agenda
- 5.0 Reports
 - 5.1 President's Report
 - A. Sod Repair (between #37 and #45;) Bid \$850
 - B. Crabapple Trees – review of healthy tree policy
 - C.
 - 5.2 Treasurer's Report – Monthly Financials
 - 5.3 Manager's Report - MJF
- 6.0 Old Business
 - 6.1 Annual Meeting – Tuesday, September 17, 2024, 6 pm
 - A. Location: Christian Community Homes and Services
1320 Wisconsin Street
Hudson, WI 54016
 - B. BOD: should be there 5:15 pm
 - C. Time: 6:00 pm Meeting Start
5:30 pm Doors Open
 - D. Set Up: chairs, BOD table, registration table, refreshments
 - E. Dismantle: all chairs, tables to be put back in storage
- 7.0 New Business
 - 7.1
- 8.0 Homeowner Input/Open Forum
- 9.0 Next Meeting Date and Time – Tuesday, September 17, 2024; Annual Meeting
- 10.0 Adjournment

Important Dates to Remember:

Annual Meeting – Tuesday, September 17, 2024 ??