

Red Cedar Canyon Townhouse Association (RCCTA)
Board of Directors Meeting Minutes/Notes
Thursday, April 19, 2018 — 6:00 p.m.
County Market Community Room — Hudson, WI

I. Preliminary matters

- A. Roll call
- B. Proof of meeting notice
- C. Agenda adoption
- D. Approval of March 22, 2018, minutes/notes

II. Agenda items

- A. Treasurer's report
 - 1. Banking
 - 2. Invoices and transfers
 - 3. Unit owner assessment status
- B. Project updates: See attached report.

- C. Project discussions
 - 1. Legal matters
 - 2. Insurance policy
 - 3. Projects, budget detail spreadsheets
 - 4. Shrub costs
 - 5. April 26 homeowner meeting
 - 6. Rentals
 - 7. Landscaping/edging

III. Agenda items for next board meeting: leg matters, project updates, concrete/brick work/sidewalks, tuckpointing, soffit repairs, spring walk-through report

IV. Next regular meeting: Thursday, May 17, 2018, 6:00 p.m., County Market Community Room

V. Adjournment: The meeting adjourned at ____ p.m.

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Board of Directors Meeting Project Updates
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B. Project updates

1. In January an eight-foot length of copper waterline under the front lawn at 263 WCD was damaged. The board put in a claim thru Sandeen Insurance Company for Travelers Insurance. Travelers paid the association \$2,590.00 for physical loss of or damage to covered property at premises described in the Declarations caused by or resulting from a covered cause of loss. Travelers' decision was based on the information and documentation they received during Travelers' research of claim from Zappa Brothers and our association.
2. Squirrel opening in soffits @ 193 and 195 WCD. 193 opening is upper-left corner overhang on patio. 195 is front upper-right corner overhang. Contractor waiting on new soffit material before repair can be made.
3. Snow total for 2018_____.

RED CEDAR CANYON TOWNHOUSE ASSOCIATION
Treasurer's Report for March 2018
Submitted April 19, 2018

RED CEDAR CANYON TOWNHOUSE ASSOCIATION		
Banking Report as of 3/31/18		
Reported 4/19/2018		
Checking account (Westconsin and Cities Mgt)	starting balance	\$39,520.52
inc. deposits, checks, etc. not cleared or written after end of month	ending balance	\$48,020.89
Reserve Savings account (Cities Mgt)		
- BNC National Bank - Money Market	starting balance	\$52,103.42
	ending balance	\$63,448.66
-BNC National Bank - ICS		
	starting balance	\$250,083.05
	ending balance	\$250,083.05
-BNC National Bank - CDARS		
	starting balance	\$200,000.00
	ending balance	\$200,000.00
Total operating balance		
		\$48,020.89
Total reserves		
		\$513,531.71
Total all funds		
		\$561,552.60

Bills and Transfers Requiring Board Approval

1. Transfer to Reserves		\$11,333.33
2. Cities Management		\$1,419.00
April Property Management		
3. Green Oasis		\$7,087.94
April Contract	6,937.94	
Snow call back	150.00	
4. Advanced Disposal		\$3962.33
April – June Trash		
5. Bernick, Lifson, Greenstein & Liszt		\$36.00
Collections process costs		
6. Travelors Insurance		\$2,442.42
Insurance installment		

7. Lommen Abdo \$192.50
Research on publishing directory

Owner Assessments

As of 4/17/2018 there are 4 property owners who are behind in their payments to the association. The total amount owed to the association is \$1,215.00. This is broken down as follows:

Less than 30 days late =	\$1,200.00
Over 30 days late =	\$15.00
Over 60 days late =	\$0.00
Over 90 days late =	\$0.00
 Total	 \$1215.00

Notes:

Red Cedar Canyon Townhouse Association				
Reserve Fund Balance Information - April 19, 2018				
Actuals until March 2018 Projections thru Dec 2018				
Month	Reserve Savings Acct	Reserve Investment Acct	Total	Change from previous month
December-18	151,909.63	450,083.05	601,992.68	11,333.33
November-18	140,576.30	450,083.05	590,659.35	11,333.33
October-18	129,242.97	450,083.05	579,326.02	11,333.33
September-18	117,909.64	450,083.05	567,992.69	11,333.33
August-18	106,576.31	450,083.05	556,659.36	11,333.33
July-18	95,242.98	450,083.05	545,326.03	-2,205.67
June-18	97,448.65	450,083.05	547,531.70	11,333.33
May-18	86,115.32	450,083.05	536,198.37	11,333.33
April-18	74,781.99	450,083.05	524,865.04	11,333.33
March-18	63,448.66	450,083.05	513,531.71	11,345.24
February-18	52,103.42	450,083.05	502,186.47	22,766.49
January-18	180,001.79	299,418.19	479,419.98	0.00
December-17	180,001.79	299,418.19	479,419.98	11,207.47
November-17	168,979.85	299,232.66	468,212.51	12,908.64
October-17	157,959.67	297,344.20	455,303.87	12,662.91
September-17	146,940.15	295,700.81	442,640.96	-21,595.28
August-17	169,439.82	294,796.42	464,236.24	13,573.00
July-17	158,419.00	292,244.24	450,663.24	10,876.08
June-17	147,366.30	292,420.86	439,787.16	9,800.33
May-17	137,706.20	292,280.63	429,986.83	10,947.72
April-17	127,940.70	291,098.41	419,039.11	12,186.96
March-17	116,924.73	289,927.42	406,852.15	10,910.38
February-17	155,907.26	240,034.51	395,941.77	13,493.16
January-17	144,889.49	237,559.12	382,448.61	12,696.17