



Date & Time: Wednesday, February 2 @5:30
Subject: Gardens at Swan Creek Board Meeting
Location: Zoom Video Conference

1. Approve meeting minutes from prior meeting
2. Review follow-ups from last meeting
 - a. Paint Bids
 - b. Additional concrete bid for garages (Finks)
 - c. Additional concrete bid for area by #39 (Finks)
 - d. Ganshert – landscaping 2022
 - e. Status of CertainTeed lawsuit
3. New Business
4. Financial Review
5. Management Updates
 - a. Summary of work done in past month
 1. n/a
 - b. Resident issues/complaint
 1. Snow moved into garage area
 - c. Sales since last meeting
 1. See Attached
 - d. Work scheduled to be done before next meeting
 1. Sprinkler re-charging
 - e. Bids in progress
 1. Ace – caulk around windows set brick
 2. Masonry tuck pointing
 3. Concrete
 4. Dryer vent cleaning
6. Review Annual Checklist/Calendar

Gardens at Swan Creek Board Meeting

1/17/2022

Attendees:

Board Members: Chuck Bridwell, Nicole Hilsenhoff, Kristin Gumbinger

MPM: Kelley Still

Guests: Jeanne Edwards, Winders

Agenda

Call meeting to order 6.39 pm

Approve meeting minutes from prior meeting

Motion to approve - Kristin; second- Chuck

Old Business:

Notice for dumpster / large item removal

Crinkle Root does not have a spot for message board/announcements on garbage corral

Kristin/Nicole move to purchase new Glass Case

Status of CertainTeed lawsuit

No response regarding lawsuit and any settlements; Kelley will follow up with additional phone calls

Visitor parking policy

Repeat parking infraction by large black truck last week. Will give one more notice to owner with "Final Notice" printed on paper.

No need to update Towing authorization/PIN. Was recently updated to current board members

New Business:

Officer positions

Nicole/Chuck/Kristin are ok with continuing in same positions. If Melissa is not interested in continuing as secretary, Kristin will take that role.

Meeting Dates for 2022

1st Wednesday of the month; MPM would like to have earlier meeting times. Will trial 5.30 pm. If this causes issues with work schedules, we will re-visit.

Zoom meetings: Will continue via zoom in the first winter months of 2022 (Jan/Feb/Mar/Apr). After that will pursue outdoor meetings at Swan Creek Park

Annual Meeting will be Wednesday, December 7 @ 6.30 pm @ Fitchburg Senior Ctr WITH a Zoom component.

Nicole will send out Zoom invites for Feb/March/April and then will evaluate status of pandemic + weather (outdoor meetings)

Meeting Dates:

February 2
March 2
April 6
May 4
June 1
July 6
August 3
September 7
October 5
November 2
December 7 - Annual Meeting (6:30pm)

Financial Review

2021 Financial review
Allocate 2021 surplus to 2022 projects

PROJECTS:

Priorities:

Sprinkler System Draining (compliance) (approx \$11k)

Buildings 5 + 1/2 of 2 + 1/2 of 4

** Final Phase

Need to schedule Phase 2 of 3 Landscaping:

Courtyard side of Bldg 4; Bike Path side of Bldg 2 + 4

Will check with Ganshert on updated quote; prior work for 3 sides was \$7100

2021: completed Crinkle Root (both sides) + courtyard side of Bldg 3

Porch Roof Repairs

Building 4 remaining units (approx \$9k)

** Final Phase

Painting of Doors/Frames/Porch Pillars

Discussed whether to pull cost from reserve

Rec'd bid from RiverStone (no paint in bid, only labor)

Door Frame + Kick Plate: \$120 each

Door (exterior): \$120 each

Pillars: \$11k/entire complex

Timeframe: 8/9 weeks

Total Labor: \$23k (need paint costs)

Alleyway concrete repair

Bldg 3: \$12k for one drain repair

Discussed whether to pull cost from reserve

Sidewalk Drainage for courtyard 1 + 2: \$16k; overall consensus of board was to hold off

Kelley to reach out to Fish Concrete for second bid

Management Updates

Summary of work done in past months

Install a piece of siding at 47 S. Gardens

Resident issues/complaints

Meeting location/venue of annual meeting - would have preferred we offer a virtual option and request that we keep it in mind for future meetings

Sales since last meeting

See attached

No active listings

Work scheduled to be done before next meeting

n/a

Bids in progress

Ace - Caulk around windows set brick

Masonry tuck pointing (High Point Masonry)

Exterior painting bid (2nd) -- reviewed

Concrete

Sidewalks - ~\$16K (seems like a lot) -- no one feels inclined to act on this at this time

Concrete repairs around drains

Proposal to book repairs for works section behind units 10-26 (\$11,960)

Kelley will get a 2nd bid to compare

Review Annual Checklist / Calendar

Add survey to February agenda to discuss with Melissa

Action Items:

Kelley to follow up with CertainTeed (status of settlement)

Nicole to distribute parking refraction printouts to Kristin/Chuck/Melissa

Kelley to contact Ganshert to request updated price + schedule Landscaping

Kelley to contact RiverStone for paint cost + Sherwin Williams for MPM price

Kelley to contact Hourglass Painting for updated bid

Kelley to follow up on caulk and tuckpointing bids (Ace + Highpoint Masonry)

Kelley to contact Fish Concrete for second bid on alleyway repairs

Kelley to contact Waste Management about dumpster positions (inaccessible)

Meeting adjourned at 7.46 pm

Quote 1/18/2022

River Stone Painting LLC
 riverstonepaints@gmail.com
 608-628-8591



Kelley Still, Senior Condominium Mgr.
 The Gardens at Swan Creek
 1086 S. Gardens Way
 2761-2799 Crinkle Root Dr. Fitchburg, WI 53711
 Madison Property Mgmt. 608.251.8777



Start date TBD - Spring 2022 (approximate 8-9 weeks)

	AREA/ROOM - DOORS	COST
x	Doors/Windows/Trim/Frames	
x	Repairs/patching < small	
	Repairs/patching> large	
	Move/Cover Furniture	
x	Paint - SW Super Paint Exterior	\$ 2,070.00
x	Rollers, Brushes, Tape, other	
x	Labor per door (Suplies included except paint)	\$ 125.00

DESCRIPTION
Exterior Doors
Prep (wash, light sand), prime, paint 2 coats: \$125 per door
-Super Paint Exterior Sherwin-Williams 23 gallons @ \$90 per gallon
-Labor 92 Units = \$11,500
* 30% Deposit due 2 weeks prior to start date - \$4,071

	AREA/ROOM - EXTERIOR DOORS	COST
	Doors/Windows/Trim/Frames	
	Repairs/patching> large	
	Holes> large	
	Move/Cover Furniture	
	Paint	
	Rollers, Brushes, Tape, other	
	Labor	

DESCRIPTION

	AREA/ROOM	COST
	Doors/Windows/Trim	
	Repairs/patching < small	
	Repairs/patching> large	
	Move/Cover Furniture	
	Paint	
	Rollers, Brushes, Tape, other	
	Labor	

DESCRIPTION

Interior paint jobs from River Stone Painting LLC come with a warranty good for 3 years which covers 100% of all workmanship including cracking, peeling, or chipping paint. The warranty from the paint manufacturers varies depending on the quality of the paint selected but is typically in the range of 2-8 years from purchase. This warranty excludes any damages caused by water leaks, fire, damage caused by the house shifting or structural damage. Each warranty claim is reviewed on a case by case basis to determine materials covered for remedial work.

MATERIALS	\$ 2,070.00
LABOR	\$ 11,500.00
SUBTOTAL	\$ 13,570.00
*DEPOSIT 30%	\$ (4,071.00)
TOTAL	\$ 9,499.00

30% Deposit is due prior to start of the project. Check can be made to: River Stone Painting LLC

www.riverstonepaintingllc.com

Quote 1/18/2022

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 riverstonepaints@gmail.com
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Start date TBD - Spring 2022 (approximate 8-9 weeks)

	AREA/ROOM - PILLARS, FRAMES, KICK PLATES	COST
x	Doors/Windows/Trim/Frames	
x	Repairs/patching < small	
	Repairs/patching> large	
	Move/Cover Furniture	
x	Paint - SW Super Paint Exterior	\$ 2,070.00
x	Rollers, Brushes, Tape, other	
x	Labor per unit (Suplies included except paint)	\$ 120.00

DESCRIPTION
Prep (wash, patch, sand) prime, + paint 2 coats:
-Door frames & kick plate (unless needs replacing): \$25
-Front porch pillars: \$95
-Super Paint Exterior Sherwin-Williams 23 gallons @ \$90 per gallon
- Labor 92 Units = \$11,040
* 30% Deposit due 2 weeks prior to start date - \$3,933

	AREA/ROOM -	COST
	Doors/Windows/Trim/Frames	
	Repairs/patching> large	
	Holes> large	
	Move/Cover Furniture	
	Paint	
	Rollers, Brushes, Tape, other	
	Labor per door (Suplies included except paint)	

DESCRIPTION

	AREA/ROOM	COST
	Doors/Windows/Trim	
	Repairs/patching < small	
	Repairs/patching> large	
	Move/Cover Furniture	
	Paint	
	Rollers, Brushes, Tape, other	
	Labor	

DESCRIPTION

Interior paint jobs from River Stone Painting LLC come with a warranty good for 3 years which covers 100% of all workmanship including cracking, peeling, or chipping paint. The warranty from the paint manufacturers varies depending on the quality of the paint selected but is typically in the range of 2-8 years from purchase. This warranty excludes any damages caused by water leaks, fire, damage caused by the house shifting or structural damage. Each warranty claim is reviewed on a case by case basis to determine materials covered for remedial work.

MATERIALS	\$ 2,070.00
LABOR	\$ 11,040.00
SUBTOTAL	\$ 13,110.00
*DEPOSIT 30%	\$ (3,933.00)
TOTAL	\$ 9,177.00

30% Deposit is due prior to start of the project. Check can be made to: River Stone Painting LLC

www.riverstonepaintingllc.com

Painting Quote

Hourglass Painting
375 North Street
Sun Prairie, WI 53590

Date: April 8, 2021

608-576-3540

TO:

Madison Property Management
C/O Kelley Still
1202 Regent Street
Madison WI 53715

Notes

Painting Project at The Gardens at Swan Creek 10-86 S Gardens Way and 2761-2799 Crinkle Root Drive Fitchburg WI 53711

WORK TO BE COMPLETED

AMOUNT

Pressure Wash 246 Posts and 92 Kick Plates
Paint 92 Kick Plates
Paint 246 Posts with matching color, remove and paint unit numbers from posts
Prep and paint 92 entry doors and jams

\$ 5,500.00
\$ 1,380.00
\$ 13,530.00
11,500.00

\$20,410.00
exterior

Doors

TOTAL ~~\$31,910.00~~

\$ 39,987.00

Kelley Still

From: Ganshert Nursery <info@ganshert.com>
Sent: Friday, January 28, 2022 9:44 AM
To: Kelley Still
Subject: RE: Gardens of Swan Creek Proposal & Plan

Good morning Kelley,

Paul is out of the office during the winter and will not be in until late February. I am sending this on to his email and I will save this to your file.

Thank you,

Jen Miller

Office Manager

Sit Back & Enjoy the View!

Ganshert Nursery & Landscapes LLC
5284 Lacy Road
Fitchburg WI 53711
Ph: 608-274-2443 | www.ganshert.com
Like us on [Facebook!](#)



**Ganshert Nursery
& Landscapes LLC**

From: Kelley Still <kelleys@madisonproperty.com>
Sent: Thursday, January 27, 2022 9:22 AM
To: Ganshert Nursery <info@ganshert.com>
Subject: RE: Gardens of Swan Creek Proposal & Plan

Good morning:

Please see attached bid you provided last year. The items circled are the areas they would like done this year. (See attached). Can you please provide bid asap as we have a meeting next week and they want to approve and get it moving as early as possible this year.

Thank you !!!!

Kelley Still
Senior Condominium Manager
Condominium Management Managed

Madison Property Management

The Gardens at Swan Creek Project List - Updated January 2022

Funding \$27,731.00 (budget) \$5,218.64 (2021 surplus)

Project	Cost	Timeline	Status	Urgen	Funding/Notes
1 Water main repair on south end of S. Gardens Way		2022		High	Reg Maintenance budget
2 Porch roof replacement Building #4	\$9,072	2022		High	Budgeted non-recurring
3 Building #2 Sprinkler Antifreeze (1/2 done)	\$2,400	2022		High	Budgeted non-recurring
4 Building #4 Sprinkler Antifreeze (1/2 done)	\$2,400	2022		High	Budgeted non-recurring
5 Building #5 Sprinkler Antifreeze Maint.	\$6,000	2022		High	Budgeted non-recurring
6 Landscaping	\$8,000			High	Budgeted non-recurring
7 Garage concrete drain 10-26 S. Gardens Way (4 panels)	\$11,960		Worst	High	?
8 Front door painting	\$13,670	Tent. 2022			?
9 Front pillar and door frame painting	\$13,110	Tent. 2022			?
10 Repair sidewalk drainage #39	\$16,753	Tent. 2022			?
11 Masonry Repairs - Tuck pointing/Flashing /Weep holes		Potential 2022	Bld 2, 1, 4 & backside of 3 High Point Masonry bidding all (est \$10,000 per bld)	TBD	?
Garage concrete drain 70-86 S. Gardens Way (6 sections)	\$16,980		2nd worst		
Garage concrete drain 71-87 S. Gardens Way (4 panels)	\$11,960		3rd worst		
Garage concrete drain 70-86 S. Gardens Way (6 sections)	\$16,980	2022	4th worst		
Window sealing (brick facades only)					Waiting on bid from Ace Exteriors
Porch railing repairs/replacements	500 Ea.				
Irrigation system for garden plots				Low	
Create fire / grill area				Low	
Create dog area / trash bin				Low	
Concrete drives (sealing/crack filling)	\$17,000		Preventative Maint.	Medium	
Courtyard sidewalks (sealing/crack filling)			Preventative Maintenance	TBD	Courtyards of bld 1-4
Add light fixture to bike path	5,000-6,000		Safety, Structural	Medium	
Clogged courtyard drain/Crinkle Root Swamp - Engineer to Review				Medium	
Reserve Study	\$3,700				
Asphalt replacement for driveways	\$60,000	Not urgent		TBD	
Install sidewalk extension by bldg #5 courtyard (for trash access)					
Update condo docs	\$5,000			TBD	
Garage door frames (composite)					
Replace address numbers	\$2,200				

TOTAL

HIGH LOW AVG MED

LISTING COUNT: 9

DAYS ON MARKET: 30 0 7 5

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	\$299,900	\$239,000	\$258,922	\$249,900	\$2,330,300
SOLD PRICE:	\$291,000	\$247,000	\$267,144	\$265,000	\$2,404,300

PicCount	MLS #	Status	Class	Address	Unit #	Location	Price	Beds	Full Baths	Half Baths	FinSqFt
1	1900388	Sold	Condo	2781 Crinkle Root Dr		FITCHBURG - C	\$247,000	3	2	1	1,860
26	1917822	Sold	Condo	2797 Crinkle Root Dr		FITCHBURG - C	\$258,900	3	2	1	1,848
28	1909830	Sold	Condo	16 S Gardens Way		FITCHBURG - C	\$260,000	3	2	1	1,848
24	1904811	Sold	Condo	10 S Gardens Way		FITCHBURG - C	\$261,000	3	2	1	1,739
38	1923068	Sold	Condo	2787 Crinkle Root Dr		FITCHBURG - C	\$265,000	3	2	1	1,848
30	1905806	Sold	Condo	80 S Gardens Way		FITCHBURG - C	\$271,500	3	2	1	1,683
30	1920766	Sold	Condo	2785 Crinkle Root Dr		FITCHBURG - C	\$274,900	3	2	1	1,848
4	1912513	Sold	Condo	40 S Gardens Way		FITCHBURG - C	\$275,000	3	2	1	1,848
34	1918115	Sold	Condo	26 S Gardens Way		FITCHBURG - C	\$291,000	3	2	1	1,848