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