

2021 Harbor House Condominiums Annual Meeting Minutes- Official

Zoom Meeting due to COVID 19:

<https://us02web.zoom.us/j/82213082977>

Meeting ID: 822 1308 2977

10/26/2021 6:00PM-8:00PM

Meeting called to order at 6:08PM. Board Members present: Molly Rae, Matt Stemrich, Elizabeth Krenzelo, Daniel McCluskey, Ronald Fleckman. Max Peternell – Agent, Bruner Realty & Management, Inc.

6:10PM Proof of Notice mailed out to mailing addresses and emailed to emails on file on 9/29/2021.

6:11PM Proof of Quorum Established. 129 total units were represented through in-person (virtually) or via proxy representation. 121 owners of the 240 owners are required to constitute an official meeting. Since that number was reached, quorum was obtained, and an official meeting was held

6:15PM Waiver of the 2020 meeting minutes: Matt Stemrich waived the reading of the minutes. Ron Fleckman seconds. None opposed, motion passes. The 2020 Annual Meeting Minutes are available by visiting www.brunerrealtyinc.com or by contacting maxp@brunerrealtyinc.com to receive an electronic copy. Copies also available at the Bruner Realty office.

Max mentioned where maintenance requests can go, how to submit them, how to submit an emergency request. Contact Maxp@brunerrealtyinc.com and include harborhouseboard@googlegroups.com for questions and concerns. After hours emergency number is (608) 273-9576.

Expenses: Max ran through and explained all expenses for the year in detail.

- a. Rock retaining wall built at 7201 Flagship Drive: **\$16,960.00**
- b. Hallway carpets replaced at 921, 917, 13, 9, 6: **\$7,760.24**
- c. Hallway Painting: 9, 7102, 6, 13, 7205, 7201, 7211, 7207, 7202, 917, 921: **\$12,565.00**
- d. Entry doors painted: **\$1,890.00**
- e. New security cameras (4) and an 8 port recorder: **\$2,455.00**
- f. Clubhouse Vent cleaning: **\$3,250.00**
- g. 7207 chimney replacement: **\$3,721.97**
- h. 7206 leak: **\$10,000.00**
- i. LED Project: **\$3,644.30**
- j. Garage door/trim, access door painting: **\$8,180.00**

Max ran through the balance sheet and explained the difference from year to year. As of 9/30/21, there was \$11,172.68 in the Operating Account, \$69,272.80 in the Reserve Money Market account, and \$202,977.67 in the Reserve Certificate of Deposit. Total amount of \$283,423.15 compared to 9/30/2020 of \$284,123.20.

Budget:

Max showed the 2021 budget and showed the 2022 proposed budget, which includes a slight increase per month in order to run in the black. Fee increases are based on percentages owned by owners and is listed in the condo bylaws. Max went through each line item for 2022 and explained the reason for the budget item if there was an increase or how it will be trending. There is a large increase in the water & sewer due to a mix between an increase water billing rates, more water usage, and more residents working from home due to the COVID19 pandemic. The proposed budget increases that budgeted item

from \$70,000.00 to \$90,000.00. Insurance has gone over budget due to claims filed for water leaks. Residents are reminded to check their water shut offs and look routinely into their utility closets to make sure the water heater and furnace are not leaking. Please only run the dishwasher and clothes washer when home. Questions was asked about getting yearly quotes on insurance and to find a more local company. Last quote was received in 2020 by State Farm. It was more expensive than the current provider of American Family Insurance, but the Board and management will continue to receive insurance bids.

2022 proposed budget: 92 ballots approved the 2022 annual budget, 29 did not. Passes.

\$1,000.00 event budget line item: 75 approved, 46 disapproved. Passes.

As of January 1, 2022, 1 bed/1 bath will be \$152.00/month. 2 bed/1 bath and 2 bed/2 bath will be \$177.00/month. 2 bed/2 bath plus loft will be \$190.00/month. The \$5 per parking stall per month fee is in addition to the condominium fee.

Board member status:

Dan McCluskey and Ron Fleckman were up for re-election. Ballots were submitted and Ron Fleckman & Eugene Lillge were elected to the board.

-92 votes for Ron Fleckman.

-75 for Eugene Lillge.

-62 for Christine Albano.

-61 for Daniel McCluskey.

Dan McCluskey mentioned how he feels the vote was unfair and Bruner has a conflict of interest with proxies received and that he will be doing an audit. Ron Fleckman reminded him how comments should be held for the end of the meeting.

Updated pool rules were read by Max. There is no longer a rental fee of \$100.00. Residents are able to call Bruner Realty or email maxp@brunerrealtyinc.com and reserve the clubhouse. There is a \$250.00 deposit (refundable) for the rental. Residents are able to use the clubhouse area between the hours of 9am-4pm when not in use. Pool rules were updated to state that there is no smoking in the pool or pool deck area. Audio speakers are allowed, but must maintain a reasonable noise level and should not cause a nuisance to other pool users. If there is a complaint, then the management company and/or Board will contact the party in question to resolve.

New Business:

-Max mentions that the main Bruner Realty office is moving to 634 Struck Street, Madison, WI 53719 on November 19th, 2021. Bruner will still utilize the office space at 802 Harbor House Drive and will continue with their lease payments and offer residents an on-site management. Days and times will be posted and Bruner will also be available by appointment.

-Ron votes to mute people who aren't listening. Elizabeth seconds, there were multiple seconds so the motion passes.

-Max pointed out the large item pickup guidelines from the city of Madison.

<https://www.cityofmadison.com/news/announcing-new-schedule-for-large-item-collection-beginning-june-1-2021>

-LED lights are continuing to be added to common hallways to help brighten up the halls and reduce the energy bill.

- Kickplates have been added to the front entry doors to all buildings to help slow down the rust and reduce the amount of paint needed for the doors. At some point the front entry doors will need to be replaced.
- More hallways are on schedule to be painted and touched up.
- Hallway carpets are on a rotation basis to be replaced based on condition of the carpet. 3-5 carpets will be replaced in 2022. Carpets are cleaned twice per year (fall and Spring).
- Tennis/basketball court needs to be resurfaced. One bid has it priced around \$16,000.00 with adding pickleball lines.
- Discussion to add more pet waste bins to the property to help ensure that residents throw away their pet waste. It's very important that all residents clean up their pet wastes immediately. Dogs must be on a leash at all times and cannot be left outside unattended.
- Discussion to add a cycling bike to the fitness center. Summit Commercial Fitness supplied and services the current equipment (Matrix). Matrix does offer a cycling bike like Peloton for \$1,444.44.
- Max walked through the water shut off for the unit, as well as the individual places. Management is also happy to help with the master shutoff if needed.
- Max discussed the new portal that Bruner will be launching, hopefully by 1/1/22, as well as the technical aspects of it. Residents will have their own unit portal to pay funds online with credit, debit, or bank account information. Residents can still utilize an ACH but that will be used through the new online portal. The current ACH system will not be used effective 1/1/2022. More information will follow on how to access the portal as well as other features of the new portal. The new software system also allows for residents to view the calendar which will be useful for all to know what is happening on the property.

Residents' comments:

- Individual asked about painting hall at 914. It's on the list and everything is on a rotating schedule. Also mentioned the garage door continuing to have issues. That garage door operator was addressed, replaced and is in working order.
- Another individual asked about maintenance on the property and Molly let her know that the board is going to be more involved and that we do care. Resident thanked Molly.
- Another resident asked about Insurance and if insurance is bid out. We have bid out insurance in the past year with State Farm and the premium came in higher than the current insurance policy.
- All projects such as rock wall replacements, carpet replacement, painting, capital expenditures, lawn care, and snow removal are bid out to multiple companies to see the best price but also the best quality.
- Suggestion was made to replace the hallway carpet with laminate or along those lines. The Board will discuss those options as well as flooring such as carpet squares to easily remove and clean/replace. Cost is higher for those types of flooring options.
- Suggestion to allow the pool and hot tub to be open 24 hours a day. It's not recommended to have the pool open 24 hours a day due to liability and quiet hours that could affect neighboring units. More research will go into this suggestion.
- Point made to have residents not store items outside of their unit and on their porches that are against the Rules and Regulations.
- Suggestion made to open the clubhouse during pool hours to allow use of the bathrooms when the clubhouse is not being used.
- Suggestion made to replace the drains in the hot tub deck. Maintenance will be addressing that.

Meeting adjourned at 7:16PM. Matt motions to adjourn, Molly seconds. Mark Abramson with the third. None opposed.

Additional notes:

- 1) Please update Bruner Realty & Management, Inc. with unit owners email addresses, phone numbers, and vehicle information.

The Board of Directors met after the meeting and assigned new roles:

- Eugene Lillge – President
- Molly Rae – Vice-President
- Matt Stemrich – Treasurer
- Elizabeth Krenzelok – Secretary
- Ronald Fleckman – Member at Large

Board of Directors will be scheduling the next Board member. Residents who want to attend need to contact harborhouseboard@googlegroups.com for date, time, and location.