

Sleepy Hollow COMMON

1/16/2019

Dear -

The minutes from the 2018 Sleepy Hollow Condominium Association meeting are enclosed for your review. Thank you to those who attended for making it possible to conduct official business. Please remember to turn in a proxy for future meetings if you are unable to attend.

Please review the updated rules and regulations. There was a rule change in the insurance section that requires owners to contact their insurance company to make sure you have the correct amount of coverage. A copy of this will be dropped off to each owner and tenant at Sleepy Hollow. If you are a landlord please email Tylerh@brunerrealtyinc.com for a digital copy of the rule change.

Please review the attached minutes. The City of Madison has a Toilet Rebate Program which reimburses owners up to \$100 towards the purchase of (1) low flow toilet per residence. Please visit <https://www.cityofmadison.com/water/sustainability/toilet-rebate> for more information and to get a copy of the rebate form. You will need to submit the rebate form and a copy of your receipt to the City of Madison for reimbursement. Sleepy Hollow Condominiums has agreed to pay for the installation of 1 new low flow toilet per unit by Bruner Realty's maintenance staff. Please call the Bruner office or email Tyler at Bruner Realty to participate.

The new board members are: Dan Sheffield, Louise Sutton, Robert Ginter, Terry Young and Toril Oien,

If you would like to reach the board with any questions, concerns or variances the email address is SleepyHollowBoard@googlegroups.com

If you would like to be added to the Sleepy Hollow email list to receive updates and information by email as well as mail please send an email to Tyler @ TylerH@BrunerRealtyInc.com and put "Sleepy Hollow email list" in the subject heading.

If you have any questions, please feel free to contact the Bruner Realty office at 608.273.9390.

Thank you,
Tyler Heinzmann
Bruner Realty & Management, Inc.
TylerH@brunerrealtyinc.com

Sleepy Hollow Condominium Association
2018 Annual Meeting Minutes
October 24, 2018

Board members present: Susen Schroeder, Robert Ginter, Dan Sheffield Terry Young, and Louise Sutton

Bruner representative present: Tyler Heinzmann

The meeting was held in the lower level of the 5331 building at Sleepy Hollow Condominiums. Susen Schroeder called the meeting to order at 6:10 p.m.

There was a total of 60 (out of 140) condos represented - 29 were represented in person and 31 by proxy. We did not have a quorum so officially no business/voting could be conducted, and this became an informational meeting.

The financial statements through September 15, 2018, were reviewed, and the association continues to do well. The association has been able to put \$13,000 more than was budgeted in the reserve fund, and we continue to be under budget in nearly all categories.

There will be no increase in condo fees for 2019.

All board member positions are up for election this year. Susen Schroeder stated she will not run for reelection this year. The remaining board members are running for another term, and Toril Oien stated she would also run for the board. Tyler will be sending out ballots to all owners.

The pet policy was reviewed. If you have a dog over 35 pounds or more than one cat or dog and do not have a variance, please contact the board members immediately at Sleepyhollowboard@googlegroups.com to take care of this. It was suggested that the pet policy be posted on the bulletin boards in all buildings so prospective buyers would be aware that there is a pet policy.

Everyone was reminded that garage stalls are not to be used as storage areas.

Landlord and tenant responsibilities were discussed briefly. Tyler stated management has a copy of each rental lease, and they keep track of renewals, etc. If there are complaints about pet control, compliance with rules, etc., both the owner and the tenant are notified of the complaint. Both are made aware that they must follow the rules or face fines for non-compliance. If the problem persists, an owner could also be asked to terminate the renter's lease.

Tyler stated the City of Madison is still offering a \$100 rebate to those purchasing low-flow toilets. If you purchase one, let Tyler know and the association will pay for the installation. He said about 40 low-flow toilets have been installed.

At last year's annual meeting, there was a discussion regarding new insurance wording in the association's rules and regulations making the unit owner's insurance responsible for the deductible on the association's policy (currently \$5,000) on any claim due to the action or inaction by the unit owner or the owner's tenants, guests, etc. After the unit owner's policy pays the association's deductible, the association's insurance will cover the cost of all repairs. Most condo owners' policies include this coverage, but all owners should call their insurance agents to be sure their current policy includes loss assessment coverage. This new rule will take effect on January 1, 2019, so check with your insurance agent prior to that date. The cost for this coverage is minimal for the individual unit owner, but very costly for the association.

Tyler stated the pool will be painted next spring, and the tile around the edge will be repaired or replaced. The board will review the bids for the work and every effort will be made to complete the work before the pool opens for the 2019 season.

A letter will be sent to the owners who have not painted their window frames to match the color of the rest of the window frames in their building. Owners must have their window frames painted by June 1, 2019, or the association will hire a painter to do the work, and the owners will be billed for the work.

There was some discussion about the current playground area next the pool. Most in attendance seemed in favor of improving the area and possibly adding more equipment. Jane Allen volunteered to chair a committee to discuss what changes/additions might be possible. Jane will forward their ideas to management and the board for consideration. Those wanting to submit ideas or interested in being on the committee should send an email to the committee at SHCAplaygroundcommittee@googlegroups.com.

Tyler said some large trees had to be removed because they were dying. Additional trees had to be removed near the 5323 building because the owners of a neighboring house were concerned that the trees would fall on their house/property. Tyler said we would probably have to replace some of these trees. Jane Allen said she would donate and plant some small pine and spruce saplings from a property in northern Wisconsin. Jane will work with Tyler on this next spring. The association is appreciative of this generous offer.

Tyler thanked everyone for their cooperation during the paving of the driveway this summer. The driveway and parking lots will be sealed and striped periodically in an effort to maximize the life of the asphalt.

The meeting was adjourned at 7 p.m.

Submitted by Louise Sutton