

Meeting Minutes

Date: 9/16/2025

Attendees:

Board: Bob, Bill, Sara, John and Heidi

Unit: Margo, Lynn

Hunt Manager: Michael

1. Call to Order

- Meeting was called to order after informal discussion and introductions at 5:32PM
-

2. Board Member Appointment

- Sarah Engel introduced herself: executive at the Medical College of Wisconsin
 - Sarah nominated and unanimously approved to join the board.
 - Appointment fills in Greg Bell's vacancy. Term will run until the 2026 Annual Meeting.
-

3. Approval of Prior Minutes

- Previous meeting minutes were reviewed and deemed complete.
 - Motion to approve carried unanimously.
-

4. Owner Matters

- No new issues raised outside of agenda.
-

5. Old Business

Riverwalk Concrete Project

- Phase 1 work underway: caulking and joint repairs completed with use of backer rod.
 - Positive resident feedback received on quality of work.
 - Phase 1 (replacement of four slabs) expected to begin shortly and 2050 Riverwalk 3 openings
-

6. New Business

Insurance Renewal

- Agent Garrett Maloney recommended renewing with Travelers Insurance.
 - Renewal includes a 9% premium increase (to \$68,599 annually) but remains competitive compared to market increases of 15–20%.
 - Motion approved to renew with Travelers.
 - Future consideration: potential review by a new resident who is a commercial insurance broker.

Annual Meeting Preparation

- Date confirmed: November 4 at Gordon Park Pavilion.
- Save-the-date notice will be sent.
- Two board member terms expire this year; candidate call will be included in meeting notice.
- AV/projection options to be explored for showing project updates.

Air Conditioner Condensate Drain Issues

- Clogged drain lines identified in Building 2050 due to unexpected 90° turns.
- Repairs completed in Units 102 and 202 with larger pipe installed.
- Recommendation:
 - Homeowners have annual HVAC service.
 - Use condensate tablets or install vinegar port for preventive maintenance.
 - Association to provide tablets for residents at minimal cost.

- Further education to homeowners planned for annual meeting at Annual Meeting
- The Board directed estimates for the other 3 stacks. Michael to reach out to Total

Elevator Carpeting

- United Flooring provided quote of \$950 to prepare surface and install new carpet.
- Walk-off carpet tiles selected for durability and ADA compliance.
- Installation postponed to Spring; materials being stockpiled for trial run.
- Heidi is working on accessing 2 different samples and install. Discussion and thanks for being innovative in finding ways to save our association \$\$\$ with a focus on quality and safety.

7. Adjournment

- With no further business, motion made and approved to adjourn meeting.