

MEADOWS CONDOMINIUM ASSOCIATION LTD.

CONDOMINIUM LIVING AT ITS BEST

S.W. Corner of 68th & Drexel

P.O. Box 320033, Franklin, WI 53132

Board Meeting

December 2025

In attendance:

Tammi Stoddard	President
Ann Zbieranek	Vice President
Mary Haskin	Treasurer
Linda Smith	Secretary

We didn't have a board meeting for the month of November.

1. **DUES:** Unfortunately, with insurance costs rising as well as other rising costs we have to increase our condo fees from \$250 per month to \$310 per month. In 2025 our insurance increased substantially, so that everyone didn't feel the hit too hard the association paid \$10,000 upfront and did not pass that on to everyone. The \$1000 assessment covered the rest of the cost. We can not do that again this year due to expenses. We are trying to find different ways to decrease costs. A few ways we've done this is, Dennis Greuel was gracious enough to vacuum the halls for several months at no cost to the association, this helped so much. Brain Stoddard took all the fire extinguishers to be tested this year at no charge to the association.

2. **INSURANCE INFORMATION:** We will be needing all condo renewals for 2026.
3. **SNOW PLOWING:** If owners know there is going to be a lot of snow coming please move your car so you won't be plowed in. You will be responsible for shoveling yourself out. I'll be putting signs by mailboxes.
4. **PARKING REMINDER:** We need your vehicle or vehicles license number, make and model. If you are letting someone park in your spot please contact me via email or text. Let me know the license, make, model of the car and dates they will be in your spot. Let your visitors know they are only to park in the visitors spots. They are not allowed to park wherever they wish as the parking spots are assigned. If there are any issues the cars will be towed at owners expense. If you are having any work done and the workers have a large vehicle that needs to be parked in front of the building please text or call me.
5. **GARAGE:** There have been reports of cars being left running unattended.
Putting stuff over sensors, if you need the garage door open for a short period of time, use the buttons next to the garage door. You can open and stop the door. Make sure you close the door after you're done.
6. **WE HAVE A NEW CLEANING COMPANY FOR THE HALLS:**
Freedom Cleaners will be vacuuming every other week. If you notice anything that is being missed please contact me. Please don't leave notes by the mail boxes.
7. **DOOR NUMBERS:** With this being the holidays and doors being decorated please make sure your door number is visible.

8. **DUES:** When writing your checks for your dues, please write what month you are paying in the memo section. All fees are due by the 10th of every month, there will be a \$25 late fee assessed if paid after the 10th.
9. **HEAT IN UNITS:** If you are going on vacation or are going to be away for an extended period of time, please leave your heat on so your pipes don't burst. You will be responsible for any and all damages if this should occur.
10. **BACK SIDEWALKS:** We will not have them shoveled due to the company that does our shoveling can not get their snowblowers back there.
11. **SMOKE ALARMS & CARBON MONOXIDE DETECTORS:** By law everyone must have a working smoke alarm and carbon monoxide detector in your home. In all buildings we have fire extinguishers, they are on the 1st and 3rd floors. In the garages they are by each door. In the basement they are also by each door.
12. **TRASH:** Please break down boxes you are throwing away. They take up too much room in the bins when they are not broken down.
13. **HALL HEATERS:** The heaters are automatic, they will turn off when they reach a certain temperature and turn back on when they dip below that temperature. Please keep in mind that the halls do not need to be the temperature of your homes. (We are all paying to heat the hallways).
14. **HALLWAYS/FRONT DOORS:** Please do not leave anything in hallways other than what is in the bylaws, as this can be a safety hazard. No shoes/boots. If you are receiving packages and you are not going to be home for a few days let someone know to pick it up for you or place it by your mailbox, sometimes delivery people leave stuff on the first floor.

15. **SELLING YOUR CONDO:** If you are selling your condo, please let me know. I need to know due to the information that is provided for your sale. It makes the process easier for me so I know who will be contacting me for information.