Delafield Country Air condominium Association

Board of Directors Meeting

December 10, 2025 @ RES conference room

1. Meeting called to order at 3:07 PM by Janet and seconded by Chad. Present was Chad Torkelson, president. Janet Warren, secretary. Carrie Haanstad, treasure and Rich Hansen member at large. Also present was Tony Rondinelli RES Manager. Absent was Jeremy Kontney, vice president.

2. The board approved the minutes from October 8, 2025 meeting. Motion by Carrie and seconded by Rich.

3. Financial report was approved by the board

4. Old/ongoing business

a. We will start using blue salt in all the buckets next to the entryways. It is easier on the sidewalk cement and also friendlier for pets. Extra bags of salt will be left in each of the water rooms at each building.

b. MJS snow removal performance was discussed. They are doing a good job overall but end of sidewalks (especially by handicap spots) and mailbox areas need to be cleared after plow comes thru. It is very difficult to plow our property, but they seem to be doing a good job doing what they can when cars are not moved out of their way.

c. Replacement of the new door numbers is temporarily on hold. RES maintenance men ran out of time this fall. It took longer than they expected because the new numbers do not match up with the same screw holes as the old numbers. Therefore, it takes a lot of time to fill in each of the holes and properly paint around that area. Doors that currently have no numbers on them will get new numbers installed soon. The board approved to wait until spring to do the remaining doors so the maintenance guy can do it properly.

5. New business

a. A new and much larger solar, motion sensored, security light will be put up at the south end of 4875 building. Is very dark walking from the front to the back and the current light is old and not working properly.

b. Icicle buildup on the roofs Is becoming a problem. It is due to the design (the peaks and valleys of the roof). Tony will have their maintenance guys come and knock down the worst of the Icicles.

c. 4835 unit 11 noticed water stains on the ceiling in closet of bedroom where washer/dryer are in loft unit and is wondering if it is from the ice buildup. The board approved to have an inspector come out and inspect the ceiling and roof to see if it is water damage is due to icicle buildup or something within the condo itself. Approximate cost is $225 for the inspection.

d. The budget for 2026 was reviewed. We will have to increase our dues by $20 a month bringing the new total to $280 monthly. This will start February 1, 2026.

e. The water softener in building 4863 is almost 30 years old and needs replacement. The board voted to rent at $135 for the first year and reassess after that. All money spent in rent will apply towards the cost of the new Water softener.

f. It was discussed to put in sturdier posts in front of the 4863 building where the parking signs are all posted. there are currently 17 metal posts. We discussed putting in wood versus a sturdier metal and cutting back on the amount of posts that are there. This will be tabled for a future project.

g. There is a new owner in building 4821 Unit 8.

h. There are two units for sale. 4821 unit five and 4835 unit nine.

i. There will be new rules for birdfeeders on the property. The new rule will be: no loose seed feeders of any kind on the property. Suet and hummingbird feeders ONLY. Each unit can have a total of two feeders. Ex: 2 hummingbird feeders or 2 suet feeders or 1 hummingbird & 1 suet.

j. We will start having the rain gutters cleaned once a year. Late spring or early summer. Tony will get bids and we will get a yearly contract signed.

k. Building 4835 Unit 9 needs the stoop area smoothed over just in front of their door. After the new cement work was done, it was very pitted and rough. Tony will have the company come back and smooth that area.

l. We will have the trees behind the 4875 garages, at the north end of the property, cut down. They are filling up the gutters, and also the branches are tearing up the roof.

m. Projects for 2026 include 4863 and 4875 buildings tuck pointing. Approximate cost $28,565. Garage repairs/masonry and siding replacement. Approximate cost $21,550. Also, balcony/patio painting. Approximate cost $13,500. A project for 2027 will be to paint all condo buildings with same color as garages. Approximate cost $17,000.

n. Tony will email Carrie invoices for approval before RES pays them for anything that is not a recurring monthly bill or contracted amount.

6. The next meeting will be our annual meeting. It is Tentatively scheduled for Tuesday, February 10th. 6:15 registration and 6:30 pm meeting time. The Meeting will be held at the Lake Country Lutheran high school. Tony will contact the school to reserve a room for that date.

7. The meeting was adjourned at 5:16 PM. Motion by Jan and seconded by Carrie.

Minutes submitted by Janet Warren, secretary