

Delafield Country Aire Condominium Association
Board of Directors Meeting
April 14, 2025 at RES conference room

1. Meeting was called to order at 5:31 PM.

Four board members were present. Chad Torkelson, president, Janet Warren secretary, Carrie Haanstad treasurer, Rich Hansen member at large. Absent was Jeremy Kontney vice president. Also present was our manager, Tony Rondinelli.

2. The board approved the minutes from July 8, 2024. Motion by Chad and seconded-by Carrie.

3. Financial report.

a. The financials were approved by the board. There is one owner that is two months delinquent on their dues. Tony will send a letter to the owner.

4. Old/ongoing business

a. Lentil/Tuckpointing work on the 4835 building has been completed. There are still two more buildings to finish. 4875 and 4863. Tony will contact the company to see if they can do both those buildings next summer. The cost per building is approximately \$14,000.

b. The gutters on two garages are scheduled to be replaced within the next two weeks. The Gutter company will be doing this project. There is a gutter on 4887 garage and also 4875 garage. This cost is approximately \$700.

5. New

a. Vilanni's fixed the boulders on the large rock wall. Tony will contact them and have them check both of our rock walls on a yearly basis and make any necessary repairs.

b. 4887-8 was having a lot of sediment issues before the new water softener system was replaced. Still waiting on a plumbers report which is expected soon. However the owner said it is now much better since they replaced all the water softener equipment.

c. The box elder tree from the front of 4863 building was removed. There is some discussion on removal of the maple tree also. This will be tabled for a future discussion.

d. Our property was treated for Boxelder bugs on April 1. There will be another treatment in late summer.

e. There was discussion regarding unauthorized renters. Tony will run a report on known owners that are renting out their units. We will compare this to the owners paying taxes on those units and send out any necessary letters for owners that are renting their units unauthorized.

f. There is apparently an owner running a business out of the residence. However, apparently the owner no longer lives at the residence. Tony will check into our doc rules and send a letter to that owner.

g. The handrails on the property were recently tightened by the RES handyman. However, we will get two bids from companies to come and replace them with a sturdier handrail system.

h. The board will get together and do a "walk around" on the property. The following items will be addressed.

1. Rain gutters/spouts and water pooling.

2. Storm doors that are in noncompliance. Doors not in compliance will have to be removed or replaced.

3. Doorbell replacement. There are several doorbells that are either non-functioning or missing. And many different kinds of doorbells.

4. Lights on the garages.

5. Door numbers on the main entry doors. Some units don't have any numbers and some numbers are quite different from the original.

l. 4835-8 has a power cable leading to the water shed. Plans are in place to have this cable buried later this spring. Pieper power is on contract to do this project.

j. There was much discussion regarding owners who are requesting to put in above ground garden beds. Some owners have gardens already in place on their patios. Some owners are requesting garden beds to be placed in the common area next to buildings.

Anyone wishing to build a garden bed must submit their plan with pictures to have it approved. Tony will look into any limitations that have to be in place regarding these garden beds.

k. Apparently there is a damaged garage at 4835. Tony will arrange to have an estimate to fix that door. A letter will be sent to the owner.

6. The next board meeting is scheduled for Wednesday, July 16 at 3:00 PM at RES.

7. Meeting was adjourned at 6:44 PM. Motion by Rich seconded by Carrie.

Minutes by Janet Warren, secretary