Delafield country air condominium association

Board of directors meeting

July 16, 2025

At RES conference room

1. Meeting called to order at 3:00 PM by Janet and seconded by Chad. All board members were present plus Tony Rondinelli RES manager.

Board members are Chad Torkelson, president. Jeremy Kontney, vice president. Janet Warren, secretary. Carrie Haanstad, treasurer. Richard Hanson, member at large.

2. The board approved the minutes from April 15, 2025 meeting. Motion by Carrie seconded by Chad.

3. Financial report

a. The financial reports were approved by the board. Motion by Janet and seconded by Jeremy.

4. Old/ongoing business

a. Several of the entry doors have already been painted and all storm doors that were in noncompliance have been removed. Owners have until September 1 to paint their doors.

5. New business

a. Concrete/sidewalk/stoop quotes

1. Nord construction submitted a bid for $7969
2. Suburban submitted a bid for $10,393

The board approved the bid to go with Nord

construction for sidewalk repairs and two stoops repaired at 4821 and 4835 buildings.

b. Three bids were submitted for the garage frame repairs and painting all the garages. This DOES NOT include the garage doors. The garage doors are each owners expense.

1. Max Corp. bid $45,027
2. Romero bid $42,600
3. Promark bid $35,000

The board approved to go with Promark for $35,000.

However, this will be on hold as it was mentioned, It would be a good time to change the color of our condominium siding and garage siding if the owners wish to do so. We will get some earthtone color samples and bids again from the same three companies to see the cost to repaint all the yellow siding on

the condos and the garages. Color choices will be voted on by the owners, and the majority vote will be the new color chosen. This also will depend on the cost to change the color from yellow to something new.

c. The repair cost for the concrete and painting will be divided between our two accounts. We will take half out of the reserve account and half out of operating expenses. There will be no special assessment.

d. Spraying for Boxelder bugs will be on 7/24/25 And again in the fall. It has been noted that the rock beds are quite infested with the box Elder bugs.

Other business:

1. All windows at the association must have the white grids in them. Owners will be sent a letter to put the grids back in their windows if they have been removed.

2. The door gates on the west dumpsters still will not latch and stay in place.

3. Building 4835 at the West End has a step that will be removed and sloped down to replace the step hazard

4. PLM came to look at the asphalt that they put down last summer and said that the surface cracks were normal. They recommended a simple resurface in a couple years. That is standard on upkeep with asphalt.

5. It was requested that MJS put their pesticide signs closer to the doors so the owners are aware when pesticides have been sprayed into the grass for pet safety.

6. 4863, Still has a maple tree that is dripping sap onto the cars. The owners at that building are going to table whether the Maple tree should be removed or not. This will be discussed at future meetings.

6. The next board meeting is scheduled for Wednesday, September 24 at 3 o'clock at RES.

7. This meeting was adjourned at 4:02 PM. Motion by Janet and seconded by Carrie.

Minutes submitted by Janet Warren secretary