

Delafield country air condominium association
Board of directors meeting
October 8, 2025
RES conference room

1. The meeting was called to order at 4:03 pm

Motion by Chad and seconded by Carrie.

Present at the meeting was Chad Torkelson, president. Janet Warren, secretary. Carrie Haanstad, treasurer, and Tony Rondinelli, RES manager. Absent was Richard Hansen member at large and Jeremy Kontney, vice president.

2. The minutes were approved from July 16, 2025 board meeting. Motion by Carrie and seconded by Chad.

3. The financial report was approved by the board. Motion by Janet and seconded by Carrie.

4. Old/ongoing business

a. All water shed doors have been painted and one is going to be replaced at 4875 due to severe rusting. The new door has arrived and will be installed by RES handyman.

b. All of the sidewalk Concrete and stoop replacement has been completed by Nord construction. Cost was approximately \$8000.

c. All of the entry doors to the units have been painted with the exception of one. That owner had permission to delay the painting due to some construction work being done at their unit. That owner will now be notified to complete the painting on their door.

5. New business

a. All the new entry door numbers and garage numbers have arrived. They will be put up by RES handyman as soon as the garages are finished being painted. That should all happen by the end of October.

b. The board had decided to go ahead with painting all the garages and keeping the color yellow on all the buildings and garages. It would've been approximately \$60,000 to simply change the colors. Promark received the bid to repaint all the garages for approximately \$35,000. That also included replacing some of the rotten boards around the garage frames. That project should be completed by mid October.

c. After the concrete and sidewalk work was done, there were several areas on the property that needed dirt and grass seed. MJS landscaping completed that project and is now watering all the new seed that was put down.

d. It had been noted that several of the garages needed some masonry work. Holton Brothers provided a quote to do the repairs on the garages. The total to repair all the garages was \$21,550. The board approved that bid and work will be done in 2026.

e. Will get bids on painting the patios and balconies.

- f. Letters will be sent to several owners who are in violation of our doc condo rules.
- g. Birdfeeders are beginning to be a problem again.
- h. A bullet point sheet will be put together to give to new owners. This project will be tabled for the future.
- i. An increase in dues is possible due to cost of living expenses. This will not be a large increase. This will be tabled based on next year's budget and expenses.

6. Meeting was adjourned at 5:10 PM

Minutes were submitted by Janet Warren, secretary