

MINUTES OF THE ANNUAL MEETING OF
ELM GROVE TERRACE OWNER'S ASSOCIATION INC.
May 13, 2025

Terry Handel called the meeting to order at 5:05pm

ATTENDANCE: Board Members Debra St. George, Cathleen Fagan, Linda Davidson and Patti Winter; Terry Handel stated the required 26-unit majority had been attained to conduct the meeting: 38 units were represented: 31 units present and 7 proxies.

Proof of Annual Meeting Notice: According to the Bylaws, condo owners must be notified of the Annual Meeting at least 15 days prior, but not more than 45 days prior to the meeting date. Terry Handel produced an Affidavit to that effect that was signed and notarized.

READING AND APPROVAL OF MINUTES: Reading of the minutes was waived since a copy of the 2024 Annual Meeting minutes was previously provided to all owners. No additions or corrections were needed. A motion to approve the minutes, seconded and approved by unanimous voice vote.

DISCUSSION & VOTE ON SMOKING BAN BYLAW AMENDMENT: According to the Bylaws of Elm Grove Terrace Owner's Association, Inc., an affirmative vote of at least 34 of the total Unit Owner votes, including proxies, at a meeting must be attained to amend the Bylaws. Terry Handel informed the owners who were present that due to the proxies already received and owners who had previously contacted him with concerns, an affirmative vote of at least 34 units could not be attained. Therefore, no vote was taken and the current policy of only smoking inside your unit will remain.

PRESIDENT'S REPORT: The current President (for the last four months), Debra St. George, formerly the Vice President, thanked the current Board members for their dedication during a challenging time of dealing with several unexpected incidents in the building and on the premises.

TREASURER'S REPORT: Terry Handel had distributed to each owner upon entering a Financial Status Report dated May 13, 2025 indicating current status of our accounts: Operating Checking Account \$8,974.96; Reserve account \$84,187.30; Insurance account of \$172.14; Laundry account of \$13,675.29; Total Reserves as of today are \$98,034.73. Total income for the year was \$675,698.27 (including a special assessment of \$75,000) and total expenses were \$654,734.02 (including structural repairs of \$121,289.01), with a net income of \$20,964.25.

REPORT OF COMMITTEES:

Landscape: In late April, Greg Zarling, Linda Davidson, who will be taking over the Landscape Revitalization of EGT, and I walked the property and discussed plans for completion of the south, west and north sides of the building this summer. Greg has been more than willing to work within our budgetary restraints and his progress so far has met our expectations. That and his company's professional maintenance of our shrubs and lawn and been more than satisfactory. More information will become available in the near future. An inquiry regarding the west side gardens was discussed.

Water Treatment System: Cathy Fagan reported that because certain components of our water system had been replaced, it has been working well. She then read the following email

she had received from the Village Manager, Tom Harrigan: "The Village will be initiating the design and engineering for extension of the municipal water system from Caroline Heights, westbound on Watertown Plank Road to the railroad track this year. Construction could commence as early as next year but the construction schedule is not finalized." She indicated that the statement should satisfy the DNR until the lateral can be installed.

Security: Terry Handel reported that we have discontinued contracting with Johnson Controls and now have a contract with Cornerstone Security for significant savings; three fobs per unit are being distributed to each unit at the meeting; residents will be contacted as to when the fobs will be activated. In addition, Guetzke and Associates, Inc. will be monitoring our fire alarm system.

NOMINATION & ELECTION OF DIRECTORS: There are 4 Director positions to fill: Two 2-year and two 1-year positions; Cathy Fagan will remain on the Board for one more year. Terry Handel had distributed ballots to owners as they checked in at the meeting. A motion to open nominations from the floor was made, seconded and approved by unanimous voice vote. There were no nominations from the floor. A motion to close nominations was made, seconded and approved by unanimous voice vote. Terry Handel announced the five candidates for the four positions: Mindy Foley, Paul Karas, Tom Kiekhofer, Jerry Wegner and Patti Winter. Owners were instructed to vote for a maximum of four candidates for the Board. While ballots were being counted by Linda Davidson, Secretary, and an assistant from Hunt Management, the meeting continued with Unfinished Business.

UNFINISHED BUSINESS:

Garage Floor Cleaning: Terry Handel indicated that we will be using Wahlen Works to pressure wash the garage floor and mark the pavement for each parking stall for a total of \$2180. Once the date is scheduled residents will be notified as to when to remove their vehicles.

Window Washing: Since a prior window cleaning crew needed to enter individual units on the third floor to wash the outside patio doors, Terry Handel is waiting for additional bids that could use a different procedure and will provide more information in the near future.

Terrace Door Replacement: Terry Handel reported that he received one bid for \$6385 and will pursue others before signing a contract for a replacement door.

RESULTS OF THE ELECTION: Terry announced the 4 candidates with the highest number of votes: Mindy Foley, Paul Karas, Tom Kiekhofer and Patti Winter; they will serve with Cathy Fagan as the new Board for the coming year. The new Board will meet within 10 days to decide each of their positions and term lengths.

There being no further business to discuss, the meeting was adjourned at 5:55pm

Respectfully submitted,
Linda Davidson