

Ridgeview Condominium Association Meeting Minutes – Special Meeting

Meeting Time: 9.15am Saturday 12 January, 2019

Location: Meeting Room 1, Muskego Public Library

Present: Sandy Falkowski (Unit A), Cate Cross (Unit C), Marcia Lund (Unit D), Rita Dailey (Unit E), Donna Stupar (Unit F) Laura Sandblom (Unit G), Paula Beu (Unit H with daughter Tina)

Not Present: Kevin Rooney (Unit B)

Agenda Items:

Financials / Treasurers Update – Marcia Lund

- Marcia provided the 2018 financials to owners.
- Discussion around getting fees into Marcia by the 1st of each month, and it was proposed that a late fee of \$20 implemented to late Association Fees.

VOTE: To implement a \$20 late fee for Association Fees not received by the 5th of the month the fees are due. In favor – All. Opposed – None

- The building's insurance has never been revised.

VOTE: For Cate and Laura to into Ridgeview's current policy to see if we are adequately insured and are getting the best rate. In favor – All. Opposed – None

Association Fees – Cate

- Lakeridge Association Fees increased by \$50 per month as of January 1, 2019 and there are no special assessments expected for at least 5 years per Lakeridge.
- As for Ridgeview there are many building maintenance items that need to be addressed in 2019 including caulking, garage roof repair/replacement, painting, cleaning and general maintenance.

VOTE: To increase Ridgeview Condominium Fees to \$150 per month as of March 1, 2019. In favor –6. Opposed – 1.

Building Maintenance Update – Cate

- It was brought to all owner's attention that there has been a general failure to respond to email requests for input regarding building maintenance issues. It was decided that all future email correspondence that required a response to have 'Response required' in the email subject line. All other correspondence to have 'FYI' in the subject line.
- The drainage issue along the garage near the trash bins and along the back wall of the garages is a Lakeridge responsibility. Lakeridge have approved for a new drainage installation along the back of the garage, with work already having started. The installer hopes it might help with drainage along the side of the garage – we'll have to wait for Spring to see if it does.
- Cate will gather more quotes in Spring for building maintenance work to be completed.

Meeting Concluded 11.30am