FINAL - PENDING BOARD APPROVAL (via email)

Vineyard Terrace Condominium Association

Annual Meeting
March 12, 2024
6:00 P.M.

1736 N Vel R Phillips Ave,
Milwaukee, WI 53212

AGENDA

1. Call to Order

   6:11 PM the meeting was called to order by Jim Andreoni.

2. Roll Call:

   Present: Erin Block, Jay Kirk, Rayna Andrews, Jim Andreoni

3. Proof of notice of the Meeting: Provided by email two weeks prior to today's meeting.

4. Approval of the Minutes of the 2023 Annual Meeting—Previously approved by email.

5. 2019-2023 Annual Profit and Loss Statement Review
   Reviewed and all questions answered to satisfaction.

6. Discuss and List projects for inclusion in 2024 Budget

   a. Driveway Sealing - We will pass for this year and reconsider this for 2025
   b. Rotting Beam replacement. Completed in 2023
   c. The 339 W. Vine sidewalk gap: Jay will follow-up on having the gap between the sidewalk and the building filled in
   d. Mortaring of the cement caps on the garage columns. Someone needs to follow-up.
   e. Mulching: Schedule the sooner the better due to the approaching warm weather.

7. Review and consider approval of proposed 2024 Budget

Rayna moved to accept the budget as submitted Jim seconded. Motion passed all in favor.

8. Election of Officers

Jay- President
Rayna - Vice President
Erin - Treasurer
Jim - Secretary

Motion approved unanimously for this slate of officers for 2024

9. Old Business

a. Tree Replacement. At this point no action until we see what the summer season brings for our struggling tree.

10. New Business

a. Discuss property Insurance increases - all agree they are reasonable. Action: renew
b. Long-term Maintenance schedule - group reviewed Jay's schedule and agree it is helpful and will be reviewed each year.
c. Costs for mowing and plowing for Rodriguez. Increase for 2024 is reasonable. Renew.
d. Plan for Driveway Replacement/Significant Repair - move to 2025 - Jay has research. (*note: Merit Asphalt resealed our lot last time for $837.00)
e. New plan for depositing our quarterly dues could be established via EFT. Bank Routing number and checking account number needed from treasurer.
f. Create new signatories for our banking partner since Mary Kay has left.
g. Back parking lot flood light : re-investigate options and costs - Jim

11. Adjourn 7:33 PM Rayna motioned adjournment. All in favor.

Respectfully submitted.
Jim Andreoni

Vineyard Terrace Condominium Association

Annual Meeting
March 18, 2025
6:00 P.M.
335 Vine Street
Milwaukee, WI 53212

AGENDA

1. Call to Order

   Jay called the meeting order at 6:04 pm

2. Roll Call:

   Present: Erin Block, Jay Kirk, Rayna Andrews, Jim Andreoni

3. Proof of notice of the Meeting: Provided by email two weeks prior to today's meeting.

4. Approval of the Minutes of the 2024 Annual Meeting—Previously approved by email.

5. 2020-2024 Annual Profit and Loss Statement Review

   Profit and Loss statement : Reviewed and all questions answered to satisfaction.
   -Motion to approve by Rayna. All attending say: Aye.

6. Discuss and List projects for inclusion in 2025 Budget

   a. Driveway Sealing: Get a quote from our past provider. (Jay)
   b. Mailboxes - all agree we are fine with work done in the past year.
   c. Recommendation that all units get their dryer vent be cleaned at owner expense.
   d. Plan to Mulch-Plant-Weed to stay on top of the landscaping for this year.
      Agreed to get mulch order in spring before weeds take rot. Jay will follow up with Rodriguez.
   e. Arrange with Rodriguez landscapers to trim the Juniper bushes in the fall .
   f. Structural analysis of the patio beams for 1736 and 1740 should be ordered. This should be done by one of the unit owners as Jay is not taking on new projects to bid.

      - cracks to be analyzed to see if there is need for concern

7. Review and consider approval of proposed 2025 Budget

Due to a respectable reserve fund, the board decided that starting April 2025, monthly fees will drop from $400 a month to $350 month. **Quarterly fees starting April 1 drop to $1050 per quarter.** Projected income lowers to $17,600 for 2025.

After discussion, small revisions lowered the initially proposed budget by $1200.

Estimated contribution to reserve: $1350.

8. Election of Officers: Recommendation by Jay to retain all positions.

The slate for the 2025 year:

Jay- President
Rayna - Vice President
Erin - Treasurer
Jim - Secretary

Motion approved unanimously for this slate of officers for 2025

9. Old Business

NONE

10. New Business

NONE

11. Adjourn 7:05 PM . All in favor.

Respectfully submitted.
Jim Andreoni

Addendum: Jay's maintenance replacement calendar

Last Done	Item	Frequency
2018	Driveway sealing	every 5 years
2024	Sprinkler system maintenance	every spring and fall
2024	Bush/ Vine trimming & clean up	every fall
2021	Tree trimming	as needed
2024	Mulching	every 2 years
2023	Paint trim	as needed
2021	Gutter cleaning	as needed
2024	Weeding	as needed

REPLACEMENT

2021	Trees
2022/23	Roof
2001	Fence
2001	Driveway (except cemented area)