Lindale Villas Condo Association Board Meeting Minutes
August 13, 2026

Present: President, Mike Mallet; Vice-President, Steve Karabon, Treasurer, Jane Lindemann; Secretary, Ruth Christianson

The meeting was called to order at 6:09 pm

Financial's:

Budget presented as of July 31, 2026 budget.
We reviewed the Special Project Fund and Roofing fund
First roof installment to Brookens was paid in full.
A new Special Projects CD was opened.
Great Lakes submitted a bill for monitoring/cell service to Mike.
Alarm and sprinkler inspections need to be scheduled for fall.

Old Business:

| Problem | Action | Result |
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| Building 1 Soffit repair | Quote for $400 approved | Waiting for work to be done |
| Wasp respraying unit 7043<br>7063 carpenter bees gone | Safeway resprayed 2 nests | No charge |
| 7033 sidewalk crack | Ask Luis to re-caulk | |
| Sump pump inspections<br>Water leak in 7056 | Balance sump pumps | Mike to contact Kowalski Plumbing |
| 7049 sidewalk | Needs dirt along sidewalk | Mike contact JJ Landscaping for dirt or rubber mulch |
| Condo Master Policy new insurance quotes | Dan Christianson requested quotes from 3 independent companies | Quotes between $45,000-$60,00 per year. Considerably higher than current State Farm premium |
| 7032 ceiling mold | Exterior water leak has caused mold on the ceiling | Mike will contact Accurate Basement to remove drywall. |
| Exterior (deck side) painting | Anton Painting to paint shutters, medallions and deck spindles, post and door frames | Rain has delayed project |
| 7023 "dog urine" problem | 7023 occasionally has liquid dropped from the 7021 deck | Mike met with the 7023 owner. This is not a Board |

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| | above her unit. Owner thinks this may be from their dog | problem. |
| 7049 broken shutter | Twisted off by the wind | Steve will replace it with a new shutter. |

New Business:

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| 7032 Deck Repair | New drink rail and skirt board installation | Steve will contact Riteway Renovations for quote |
| 7060 downspout | The gutter was made of 2 pieces and no hinge was added to allow the gutter to be lifted for mowing. | Mike will contact Brookens to replace the downspout. JJ Landscaping will replace if needed. |
| 7036 dryer vent | The owner stated she is having a problem with her dryer. The repair man suggested it might be partially clogged. | Mike will call the vent cleaning company to see if they will re-clean it. Mike will also set up a date to clean all dryer vents. |
| 7054 dryer vent | The owners daughter stated there was a dead bird in the dryer vent when they replaced the dryer | No action needed |
| Landscaping needs | Bushes need trimming; grass in ditch rocks needs to be sprayed; a handmower was used for 7060 and 7063 areas; deadwood needs to be removed from Wiegelia bushes | Mike will contact JJ Landscaping. |
| 7027 garbage contract | Small garbage trucks available next year? | Mike will contact Scott Kroeger to see the length of this current contract. |
| Masonry work | Several areas need new tuck-pointing | Mike will find a mason or ask Scot to call Luis |
| Mailbox repairs | Paint is coming off finial and bottom of cluster mailboxes | Ruth contacted U.S. Mail Supply re: replacement. Ruth will inquire about installation |
| Garage door deterioration/ replacement | Steve commented several garage door bottoms are deteriorating badly. | This is owner's responsibility |

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| Storage garage water infiltration | The inside back of the garage is wet and the floor is muddy | Water infiltration on back wall. |
| Mold inspection follow up | Discussion of the mold inspections report regarding high humidity in Building 2 fireroom | Dehumidifiers will be replaced in all fire rooms. |
| Rocks stored on 7063 lookout window ledge.<br><br>Planter box top section supports tipping | Concern regarding too much weight for concrete ledge.<br><br>Does the planter hold water in the basement wall causing mold on the inside of the building? | The rocks need to be removed.<br><br>This box was not approved by the Association. |

New Business:

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| Annual meeting prep | Date is Nov. 10, 7:00 pm Atonement Lutheran church | Ruth will email residents the date and information. |
| Packet distributions | Packet 1 is Oct. 3<br>Packet 2 is Oct 31 | Board members will deliver |
| 2027 expenses | “Interior” painting of shutters, medallions and trim boards;<br>Landscaping<br>Condo fees<br>Roof assessment 2nd payment<br>Driveway | Approved quote<br><br>Increased 10%<br>Stay the same<br>$1625 per unit for 2027 and 2028<br>Postpone until roofs paid off |
| Infrared water inspection 7069 | Home inspector,David Nason, will conduct test | Inspector will write up a report for Mike |
| Mold inspection | Environmental Inspections assessed mold in Building 2 fireroom, stairwell, unit 7063 personal basement area and entrance area; Unit 7032 ceiling mold | An inspection report with recommendations will be sent to Mike. |

The meeting was adjourned at 8:00 pm

Minutes submitted by Ruth Christianson