Lindale Villas Condo Association Board Meeting Minutes

Date 10-06-2026

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

The meeting was called to order at 5:00 pm

Financial's:

Jane presented the 2026 actual expenses and will raise the interior building painting $25,000. Anton Painting and Decorating's 2027 contract was approved.

Anton Painting contract	Interior complex painting $25,000	Approved
Suburban Snowplowing proposal	Snow removal, clear sidewalks and chloride walks Plowing Skid steer (snow moving)	Increased $30 per event Increased $45 per event Increased $15/hour to $115/hour, 3 hour minimum
JJ Landscaping	Mike will ask for updated quote and would like to stay with JJ Landscaping	Increase 10%
Dearborn Group (Landscaping)	Quote for 2027	$17,675 total.
Condo fee	Steve suggested we Increase to $325/month to increase driveway funds	Stay at $300
Roof assessment #2	Units paid in full with extra money in a CD	$1650 per unit

Driveway repair/replacement: Ruth suggested we break down the repairs into sections to be done over time to help with the cost. Updated quotes will be needed. Also, a possible assessment to help with costs.

Budgets for 2025, 2026 year to date budget and projected 2027 budgets were included in the 1st packet.

Completed old business:

Soffit repair	Enclosed with screening	
Brick tuckpointing	Buildings 1, 2, 5,	Sealed step cracks, driveway cracks next to bricks
Exterior painting	Deck sides done	7049 shutter replaced with an extra in the storage garage.
7032 deck update	Wooden drink well replaced	Skirt boards were painted and not replaced
Deck column repaired Building 4	Tim from Riteway will repair	The separation between cedar post corner boards was clamped and then screwed together.
7060 downspout		Replaced by the gutter company

Unfinished old business:

Plumbing needs	Sump pump balancing, 7056 white pipe	Mike will contact Kowalski Plumbing
7033 sidewalk crack	Needs to be recaulked	Can Luis do this?
Mailbox repair	No response from person recommended by US Mail Supply	Scrape and paint areas to get through the winter. New finials and bases should be ordered in spring.
Garbage contract	City contract expires in 2028. We may be able to contract on our own.	Mike will check with John's re: how to bill residents if this happens
Mold inspection report	Highly suggested a professional be hired to deal with mold.	MIke will contact some companies
Unit 7063 rocks	On the window ledge above the lookout window.	Mike will talk to the owner about moving them
Drainage ditch rocks	Rocks keep being moved	This will be discussed at

	out of the ditch so they can't impede the debris as needed	the Annual Meeting Ruth suggested a $50 fine for moving the rocks.
Leftover paint		Needs to be moved from the garage to Jane's basement
7032 leak repair quotes:	WaterPro Basement Water Proofing provided a quote for $17,200 to inject a sealant into the brick Blaine Gaidosch from Gaidosch Water Proofing also looked at the project and recommended we dig down, remove 3 courses of bricks and use a membrane to divert the water from the sill plate	We need more information on how this works. Mr. Gaidosch will talk to his mason to contact us for a quote. Steve is waiting for a phone call from the mason.

New business:

Alarm and sprinkler inspections	Great Lakes wants to set up a date to do both inspections together	Mike will call for available times
Landscaping	Ruth suggested a soil sample be done in the planting area between building 2 & 3.	Mike will check on aerating costs as well
Light bulb replacement	Units 7027 & 7029 need new garage light bulbs	Steve will replace both
Garage clean out	The back wall needs to be checked for water damage.	
Blacktop hole next to drain in large parking lot	The hole is 8" deep and is in an area that doesn't get traffic.	Ruth will call PLM for a quote

Annual meeting Prep:

Nominations and concerns are due Oct. 17. Ruth will send a reminder to return things to the drop box.

Second packet delivery is 10/31: All four officers are available to deliver between 9:00-10:00 am.

Planning meeting date: This will be the end of October once all nominations and concerns are received.

The meeting adjourned at 8:00 pm

Minutes submitted by Ruth Christianson