Kane Place Condominium Association

Board Meeting Minutes

Wednesday, March 4, 2025

1704 E Kane Pl, Unit F

Milwaukee, WI

Attendance

Nick Dobberpuhl

Sheeva Shabahang

Beth Healy

Call to order at 07:40 pm on 03/04/2025.

Agenda items:

- Review previous meeting minutes
    - Board meeting: 7 October 2024 - motioned and seconded for approval, all were in favor
    - Owners meeting: 6 November 2024
- Review 2025 budget
- Projects/Contractors:
    - Review quote from Reserve Advisors for reserve study update
    - Exterior repairs, and hopefully one for legal review of our condo docs
    - State boiler inspection - Feb 24
    - Discuss/review building exterior repair/maintenance quotes received in 2024:
        - Masonry, lintels, cornice, parge wall, doors, exterior sealing, etc.
        - Holton Bros.
        - Weathershield LLC
    - Discuss how to proceed on contracting for basement pillar repair
    - Discuss moving forward with Insurance Appraisal in 2025
    - Discuss legal review of HOA documents
    - Discuss any issues with winter snow service
    - Discuss any issues with new cleaning service
- Discuss updates on Unit I
    - Foreclosure by HOA attorney (K&C)
    - Court hearing occurred on Feb 13, next one scheduled for September
    - HOA attorney (K&C) received an email on Feb 21 from Unit I attorney with new renovation plans
- Discuss board adopting a payment delinquency policy, recommended by Hunt
- Anything else that is budgeted/planned for 2025

- Schedule for next HOA board meeting

2025 Budget:

The basement structural repairs are the priority for this year's budget.

Action: HOA will reach out to Hunt Management to get quotes.

Projects/Contractors:

Reserve Study quote from Reserve Advisors for a Level 2 reassessment and reevaluation was motioned and seconded for approval, all were in favor

Action: Nick will reach out to Wayne.

State **boiler inspection** was overdue. Hunt has been requested to create account and submit info for HOA to eSLA (state database) for boiler operating permit for liability and insurance purposes. Inspector requires a vent on the gas regulator for the boiler. HOA is waiting on quotes for work before moving forward.

Two MEP contractors stopped by on 3 March for gas vent pipe and **boiler preventive maintenance service** (Major Mechanical and Zien Service), as per the suggestion of the boiler inspector. Quote received from Major. HOA is waiting on quotes for work before moving forward.

Exterior repair/maintenance quotes were reviewed. HOA decided to wait on results of Reserve Study and the outcome of Unit I before approving any of these quotes.

HOA to reach out to Hunt Management for quotes on **basement pillar repair,** motioned and seconded for approval, all were in favor.

HOA to reach out to Hunt Management for quotes on **insurance appraisal**, motioned and seconded for approval, all were in favor.

Hunt Management to request a quote from Kaman & Cusimano for **legal review of HOA documents** to compile all declarations, bylaws, resolutions, rules, amendments, executive summary, etc. and determine what is legally binding.

Winter snow service did not always shovel and salt the back walkway.

No issues regarding **cleaning service**.

Parking:

Discussion around creating a rule to grant the HOA ability to repurpose parking spots if the owner is not paying parking fees.

Unit I Updates:

Updates were discussed while in executive session.

Payment Delinquency Policy

The HOA will write and adopt a payment delinquency policy as per Hunt Management's recommendation. This effort should be completed before the legal review of HOA documents.

Other budgeted/planned work for 2025

Nothing mentioned.

Next HOA Meeting

Monday, April 21 @ 7:30