Spring Meadows Condominium Association
Board Meeting Minutes
05/01/26 – 6:00 pm
1319 35th Ave

Call to Order: 6:00pm

Establish

Finalize Agenda: No additions

Owners Comments: None

Approval of Minutes
From 02/06/2026
Owners comments: None

Treasurer's Report

- Review of March, 2026 financials.
- Past Due review – need aging report through 05/01/26. (Sentry to supply)
- Collection account status
    - 2 units are in various stages of the attorney collection process – Discuss
    - Review Letter from Attorney

Review/Status of past due accounts and letters issued.

Tracking water usage – Tamie to provide update on current status of reporting. Need invoice copy in monthly report, Brenna to provide.

Sentry monthly for sale list – 1326 30th Court

Recent Sales/New Owners at SMCA – 1326 30th Court, 3337 13th St.

Hot water Heater Inspection – Need update from Pat

Window replacement project – (Need Update from Pat.

Association Building Appraisal - A bid has been submitted by Value Appraisal Services / Dennis Peterson. The cost is $4,000.00. Securing this bid took many follow-up calls and emails.
In reviewing the bid, Pat has posed questions to Dennis and he has yet to respond. Ask Kirsten for recommendation.

Approved

Roofing/ Gutter status –
Review of bids for 2026 work.
Need vote.
Board vote on two received bids ended in a 2-2 tie.
The Board will contact vendors that the bid process has failed.
The Board will reopen the bidding process and seek to have a minimum of 3 bids to vote on.

Violation Letters from walk Around – Need Sentry update. Brenna will send me copy of emails that were sent to the owners.

Register of Deeds – Fraud protection – Pat to draft letter to owners.

Re-inspection of dryer vent work in buildings 1 thru 5, these buildings have been completed. Scheduling of Building 6 thru 8 in process. Need update from Andrews HVAC on status.

Pond Issues: Monthly Service – Our long-time provider has sold his WI. business to a new Co. WI. Lake and Pond. Bid was received from this firm and we also reviewed another bid for competitive purposes. Board agreed to place this service with WI. Lake & Pond.
Shoreland Restoration – Ask new company for ideas/bid.

Wachtel Tree service status – Renewal Contract signed. First spraying to be done shortly. Condition of crab & other trees?

Discuss mail box options – Board has decided to replace the boxes on 30th Court as they are in the worst shape. Don has volunteered to sand / paint the other boxes to save association the cost of replacements. Need Vote. Don to send quote details to the board.

Gutter repairs.
Board discussed options for cleaning gutters. Need to ensure pop-ups are clear.

Fill open board member seat.
Tom Zuman has reached out to the Board stating he would like to fill the open Board seat.

Grass repairs/rubber landscaping divider repairs.
Discuss at walk around with Grassman.

Building Walk Around – Date: 5/15/26 at 10am. Meet at Building 1.

Landscaping Walk Around – Date: 5/26/26 at 11am. Meet at Building 1.

Gutter Cleaning – All buildings – Discuss this work for Spring, 2026. Need vote.
Tabled for further discussion.

Approved

Dryer vent cleaning due this year / discuss – Need vote. Review email of 4/24/26 for bid. Request for pictures, before/after.

Board approved Dust Free Ducts to clean vents. Approved 4-0

Concrete Issues – Review fall, 2025 work.
Tamie will follow-up with Frye Construction on concrete concerns at several units that was replaced last Fall.

Association Insurance renewal – due 7/6/26. Pat and Broker working on bids. Some preliminary info sent to the board.

Annual Meeting Date/Time/Location. June, 18th, 2026 at the Casa Capri Restaurant.
Social to start at 5pm and business meeting at 6pm.

Sentry has sent a Save-The-Date email to all owners.
Pat has made the reservation at Casa Capri, no hall rental fee.

Annual Meeting documents: discuss/action.

Elections:

Tamie and Pat's terms expire.
Bob and Don have one year left on their terms.
Jarvis has resigned from the board; he was filling a one-year term.
So, a total of three seats to be elected for a two-year term.

Date/time/location for next meetings:

Board Meeting - Date/Time: Proposed: September 18th at 10:00am (zoom)

Adjournment- 8:45pm

Approved