Spring Meadows Condominium Association
SMCA Final Minutes 07.30.2026
Thursday, 07/30/2026
1319 35th Ave

Next meeting: Thursday August 6, 2026. 6:00pm
1319 35th Ave

Call to Order: 6:00pm

- Tamie Falk-Day

Quorum met:

- Tamie Falk-Day, Bob Jacobson, Don Christman, Tom Zumann, Terri Pascucci

Proposed Agenda finalized with no changes

Owners Comments:

- Timing of algae treatments
  - Board discussed the algae bloom this year and Tamie will contact Wisconsin Lake and Pond to discuss future treatments.
  - It was noted that pond treatment started late this year due to the chancging of our vendor. Previous vendor retired.

- Gutter overflow issues
  - We discussed scoping downspouts for problem sites, e.g.
    - 1347 30th Ct Overflow creates ice on front porch
    - 1316 30th Ct Gutter/downspout overflow may contribute to front door leak and garage leaks
    - 1311 32nd Ct Snow plow damaged gutter and downspouts
  - See Gutter Cleaning & Repairs discussion below

- Fountain timers and lights need readjustment
  - It was determined that this will be addressed by Bob and Tom

07/30/26 Board Minutes

- Out to Board for edits 8/4

- SMCA Final Minutes 07.30.2026 will be up for approval at 8/6 meeting

Treasurer's Report: (Bob)

- Presented June 2026 Financials
  - Reviewed operating budget : on track so far this year
    - Discussion of the June financials included
      - Monthly dues
      - special assessment payments
      - current and end-of-year status of reserve
      - CD for special assessment items

  - Based on the financial report, we discussed availability of funds and timing for
    - roof replacements (see below)
    - fixing asphalt cracks and contractor recommendations
    - snow removal
    -

- per the building walk-around
    - siding repairs on buildings 1-9
    - trim painting on buildings 1-9
    - siding and paint work on buildings 10-15
    - Board will review past vendors and possible new vendores at the 8/6/2026 meeting to schedule repair work

- Reviewed status of 2 units with delinquent payments
    - in various stages of the attorney collection process

- The roof replacement financials triggered discussion regarding
    - Roofing Bids for Buildings 5 & 7
        - Board provided required specifications to bidders
        - Comparable bids on same specs have been submitted to Board by
            - Dicks
            - A-tech
        - Will seek a third bidder and are asking all three to compare and contrast ridge vs box vents

Grassman Landscaping bid as recommended after the recent walk-around
- Approved 5-0 by email vote (07/01/2026).

Association Insurance renewal occurred on 07/03/2026.
- Board had approved it through email vote on June 10, 2026
- 3 in favor, 1 against

New Board members to be added to a new 2026 directory.
May directory did not include these appointments since annual meeting was held June 18

Sales (per Sentry)
- April: purchase, new owner: 1326 30th Court
- July: up for sale: 1326 30th Court

Mailbox installation on 30th Court complete – (Don)
- For 2027 budget, discussion on additional new mailboxes in other locations initiated

Dryer Vent Cleaning update (Tom)
- Dust Free Ducts is the company performing dryer duct cleaning scheduled forJuly 30, 2026
- Sentry will send email notice to unit owners

Hot Water Heater Inspection Update – (Bob & Tom)
- Bob will meet with Tom to coordinate turning this process over to Tom, moving forward

Window replacement project – (Bob & Tom)
- Bob and Tom coordinating on owner identification, notice formatting, timing
- During the building walk-around, failing windows were identified in six units

Gutter Cleaning & Repairs

- Discussed cleaning options and replacement schedule
- M.A.Y Roofing and Siding Company was used last year
    - Charges are
        - Air- $235/building
        - Water flush - $425/building
        - Emitters - $345

- Discussed camera scoping as a means to determine cause of gutter drainage issues
- Rates per first bidder (American Construction) would charge
    - $200 to scope one downspout which includes
        - Video documentation
        - Recommended corrections
        - Estimated costs of those corrections
            - Standard cleaning fee is approximately $50.00 per downspout
            - Actual amount depends on severity and location of blockage
    - Motion by Terri, seconded by Bob to scope several problem gutters, get reports and recommended fixes. Tamie will contact Brenna for list of residences with problem gutters

Irrigation – Need update from Grassman on

- areas with issues in irrigation system and costs to repair them
- Tamie will contact Grassman

Landscape Walk-Around – Email vote (July 1, 2026) by Board to accept Grassman's Bid

- Approved 5-0

Meeting Adjourned - 8:30pm

Next meeting:
6:00pm, Thursday August 6, 2026
1319 35th Ave