A. Call to Order - Max - call to order, Joe - second.
B. Establishing a Quorum - At quorum with 19 units (17 here, 2 by proxy)
C. Opening Remarks
    1. Intros
D. Approval of 2023 Annual Meeting Minutes - Laura approves, Steve - second
E. Board of Directors (2 positions)
    1. We could use some help - Meet once a month and as needed, sometimes in person, sometimes virtual. Quarterly virtual meetings with Drew at Sentry management. Valuable experience for people to try.
    2. Idea of creating committees centered around things people might have skill sets in - Let us know if you have interest or expertise in certain areas where you would be willing to provide expertise and support.
F. 2024 Accomplishments
    1. Crosswalk! - acknowledge request from Adventure Rock. - Crosswalk painted near the stairs by the park. Mandel made request about limiting parking restrictions on Commerce, they were looking to also add additional parking further down Commerce, we did not support that as we felt it would make it more difficult to pull out of courtyards as it is a challenge where we do have parking. Supportive of time limits on spots.
    2. Hired a law firm that specializes in condo associations and gained access to their portal
    3. Confirmation on the deck responsibility in the docs
    4. Moved condo funds to better take advantage of current rates - Moved some funds in a short term 6 months CD to get more for our money.
    5. Better snow removal - hopefully - Haven't had much snow yet, but they have been out. Feedback on amount of salt usage to be reviewed with the vendor.
    6. Better landscaping - DJ Franke has been doing a good job with landscaping and are responsive
    7. Trees on Riverboat being taken care of - Working to treat trees and replace over time.
    8. Electrical issues with building 1 being solved - Electrical engineers will be out to replace.
    9. Engineering Study - Took time to review study as there are several pages of documentation. Working to figure out path forward at the moment.
G. 2024/2025 Financial Review & Budget Presentation
    - Call out that reserves are large for an association of our size but as shared last year we can expect special assessments with large projects like roof replacements and other work identified in the Engineering Study. Will be dipping into reserves for the work from the engineering study.
H. 2025 Projects preview
    1. Engineering study -
        a. Met with the firm to review details of the study, also reviewed findings with the lawyers to address key points of concern . Understand options. Buildings were built 2004 to 2007, aging quicker than we like but it is not

uncommon for items like this to come up. Primary areas of concern, Balconies, Roofs and EIFS. Checking to understand if there is any recourse for the EIFS work that has been done. Please let us know if you see any issues. Roofs we knew were coming up on replacement so there isn't a surprise.

b. RCL came back with rough estimates on costs and differ greatly from the Reserve Study. For immediate need items we will be looking to work with RCL for design, bid management and quality oversight. We are also going to be running larger contracts through the lawyers for review to ensure we are protected as an association.
c. Agree we will look at balcony replacement as part of broader work even though this is defined as an owner responsibility
d. Sentry would not be able to advise and provide services on this type of work, they can provide some general advice.
e. We increased dues, we do hope to bring that back down eventually. We are also looking at financing options, special assessment considerations, if there are any funding options that we can consider.
f. Haven't talked to the insurance carrier yet but did discuss this point with the lawyers.
g. Immediate next step is getting the RCL contract in front of the legal team and then get the contract signed and begin the bidding process.
h. As we proceed forward with the work, we will communicate out and share plan of action. Could we do another group meeting in a few weeks when a game plan starts to come together? Yes. It would not be a formal meeting but we're going to share information about the project when concrete steps are known.

I. Reminder of Alderman election
    A. Alderman election - initial is Feb 18th, 2025. General is April 1st
II. Lightbulbs in the back - provided for balcony and exterior lights. Please keep the courtyards lit up
III. AprilAire can be turned down in the winter - Annual reminder to keep an eye on April Air - turn down and ensure you monitor windows especially with heavy curtains to monitor moisture.

J. Other business as may come before the board

- Reminder if you have vendors coming up on the roofs to ask that they be careful and take before and after pictures of their work. We want to ensure that they are not displacing ballast rock and causing damage.
- Parking issues on Riverboat to get through. Historically we have requested this from the city and been denied.
- Replacement light fixtures - they do not make the ones that we have anymore so we need to buy new ones. We will look to replace it with the work that occurs and as needed.
- The city does have a ticketing system - Milwaukee Mobile App can also be used to input tickets for things like street lights being out, missed garbage pick up, etc.

- Jeff requested key for water closet, megan to bring one to him.

K. Adjournment - Laura move to adjourn. , Steve second