Call to Order – Max

19 units - quorum met (17 in person, 2 by proxy)

Opening Remarks:

- A big year for the association. A lot of work has taken place this year and we have some big items to review with the association given larger projects that are coming up due.

Approval of last year's minutes: Shannon- motion to approve; Kelly - second

Board of Directors election: No one is running for the board, therefore the current board members will stay in place.

- Last Year's accomplishments:
    - Drew was appointed to the account from Sentry and we are in a good spot now with her support.
    - Completed review of banks to see if we could get more money out of reserve cash. Trying to see if we can get more for our money from an interest rate perspective.
    - New reserve study was completed with updated indications of replacement for roofs, balconies and other common elements.
    - New tree service review took place. For example, trees on riverboat are dying due to soil down there. We also need plans for other trees when they start to die out. Looking to diversify and replace this as needed. Last year we completed treatment for 6 maple trees, this year we will be looking to address most critical trees that require action.
    - New snow removal company used this year. Same company as landscaping. Although we haven't had landscaping issues we are extremely disappointed with the snow removal service and will be working to bid this out.
    - Dogipot is now installed on riverboat rd
    - Had grafitti on the wall removed, and there is now more to be removed. Just reported today to Sentry/Prospect Management
    - Sitewide internet service being evaluated. Zentro is the company that reached out. We need to confirm their delivery, we know it isn't fiber. What they are promising is 500 down for $25 to $30 a month. Given interest expressed in meeting, we will proceed forward with exploring.
- Other items:
    - Alderman: Jonathan Brostoff
        - A lot going on in the neighborhood today. Changes to the streetscape and rework city-wide. Historically streets built to get vehicles from point a to b as quickly as possible. Seeing reckless driving issues all has led to Milwaukee adding bump outs and planters to slow speeds. Seeing an 11 mph slow down with these changes.
        - Corner of Humboldt and North:

        - Southwest corner for the food truck place is just outside of Jonathan's district
        - Northeast corner – two empty lots before university. On the lot closest to the university will be affordable housing and food accelerator (community kitchen for rent at no cost). Potential partnership with MATC, cooking classes, healthy food options. Delays due to material and labor costs that have gone up since original funding. The place on the corner is owned by the gas station.
    - Triangle across from Pick n Save: Local developers that live close to here that were looking at building. This was going to be a green space before and has laid dormant. They are trying to get housing built here that would lead to traffic calming and street improvements. Would lead to improved lighting, pedestrian connections. The company that owns pick and save owns that whole stretch.
    - DNR river project: they are looking to complete a major clean up. One of the state's projects right now. Public meeting at the Shorewood library coming up on this.
    - Parking on Riverboat road – It is busy in the winter, then we have motorcycles going up the bike path at night. Nothing has been looked into here yet but this can be noted for review. Look to see if there are built in answers that would allow bikes through but not motorcycles.
    - For people driving on the walking paths, we need to ensure people report these issues. Needs to hear from people on issues or any documentation of this in order to report to Jonathan to make a case to DPW on opportunities.
    - North Corridor – planters are getting pushed into bike lanes, will the soft barriers be replaced with concrete barriers? Yes eventually. There is a shortage right now and they are costly. They are looking at budgets as the planters are not the long term solution. Soon concrete will be poured and the two major intersections will be getting improvements.
    - We also have the developments near RCs and Judges
    - Walnut was prioritized as a street for the permanent bump outs. This is the gold standard for the set up for these bump outs.

Budget:

- Increase dues this year. We have good reason for this. Departures are in capital improvement and reserve payable going down. Held the line the last few years. 7% is under what we have been told to do. We have a healthy reserve but we have big projects coming up.
- 2024 Projects:
    - 3 big issues that we have seen. Roofs and balconies leaking and brick/masonry cracks. We feel the brick issues could be from water issues from the roofs and balconies. Holton reviewed, and would provide a proposal but said he feels we

need to evaluate potential water issues first, then address the bricks. These bricks are not available anymore so we will need to color match as best as we can.
    - Roofs – issues with leaks near skylights and patching. We are seeing more issues as the roofs near their end of life. The roofs are getting to the point that we will need to evaluate replacement. Issues with skylights, confirming if they are the right skylights or not. The skylights themselves are homeowner responsibility. Replacing the skylights at the same point as the roofs should be considered. Also looking to stage out over a few years at a time.
    - Suggestions that balconies were not properly installed when the buildings were built so we will be having a structural engineer complete a review to confirm. Right now we have put out bids for engineering firms to review and complete a sitewide assessment.
- Other items/Reminders
    - April air: Remember to turn down humidity and keep blinds and curtains open to breath.
    - Be conscious of parking and ensuring people can get in and out of their homes.
    - Any appliances or large debris please do not just leave on the sidewalk
    - Judy to follow up with alderman on report of accident debris in the road.
    - Looking to replace air conditioning and HVAC? We could go in together to get a discount. If interested please let Prospect/Sentry know.
- General Questions/Topics:
    - Drainage by the stairs: Review with landscaping on the leaves that are there by the drainage. Board to review with landscaping company.
    - If you see issues around the neighborhood, please report the issues that are being seen. Report to non-emergency or emergency line depending on the issue.
    - Window washing was completed last year we would look to do every other year.
    - Trees: 3 that are bad on riverboat to be prioritized
    - If you see an issue report is so that we can look into an issue
    - Prospect: automated email issues. 6 days of calling and emailing, no one called her back. When you call prospect, process is that there is a homeowner services department and will try to handle themselves. Then will escalate to a manager, then escalate to the board.
    - April 2nd referendum from MPS on the ballot for increase in MPS budget.
    - Speed bumps – we would need to pay for the cost and would have to pay to do a traffic study.

Motion to adjourn: Amy; Aaron - second.