

MEETING AGENDA

Board of Directors

The Woods at Highland Park Condominium Association, Inc.

Sunday, September 8, 2024 @ 12:00 noon

2417 N. Crane Bay Ct. (Director Zganjar's Residence)

1) Call to Order

2) Roll Call

3) Approval of Meeting Minutes of June 2, 2024

4) Personal Appearances

5) Communications

- a. Email from Unit Owner Scherzinger on 6/2/24 @ 9:14 Am, regarding several issues she would like the BOD to address at today's BOD meeting.
- b. Email from President Zarcone (Board reviewed) to Unit Owner Scherzinger on 6/2/24 @ 10:16 PM, in response to her email to the BOD on 6/2/24 @ 9:14 AM.
- c. Email from Unit Owner Scherzinger on 6/3/24 @ 8:41 AM, in response to Unit Owners Burns bird feeders.
- d. Email from Unit Owner Scherzinger on 6/3/14 @ 1:31 PM, regarding the need for "Private Property – No Trespassing" signs on our property.
- e. Email from Unit Owner Scherzinger on 6/3/24 @ 1:42 PM, regarding Unit Owners putting garbage carts out too soon.
- f. Email from Unit Owner Scherzinger to Board Member Zganjar on 6/9/24 @ 1:50 PM, regarding Poblocki Paving work schedule.
- g. Email from Unit Owner Matras on 6/10/24 @ 8:38 AM, requesting permission to plant additional trees in her back yard area.
- h. Email from Unit Owner Morar on 6/10/24 @ 10:54 AM, regarding his concern for storm water drainage around his unit. He wants assurance that Declarant will mitigate this problem.
- i. Email from Unit Owner Matras on 6/21/24 @ 6:47 AM, specifying number and species of trees to be planted behind her Unit and request for Board approval.
- j. Email from Unit Owner Scherzinger regarding the water from the sprinklers hitting her windows.
- k. Email communication with Wayne Eslyn (Grandiflora Landscaping) regarding the Board approval of the planting of three Black Hills Spruce trees on the southern property line.
- l. Email from Wayne Eslyn (Grandiflora Landscaping) regarding anticipated planting schedule of three trees on south property line. The plantings should occur during the week of July 8.
- m. Email from Dave Hoff regarding hose bib maintenance.
- n. Email from Unit Owner Lukas regarding hose bib leakage
- o. Email to Matt Sammons regarding snow removal lawn damage costs.
- p. Email from Unit Owner Morar regarding Realtor Sign removal and drainage issues around his unit.
- q. Email from Unit Owner Scherzinger regarding additional tree planting request.
- r. Email from Unit Owner Schwarz regarding safety concerns of walking on Green Bay Ave. and creating a possible walkway to neighboring properties.
- s. Email from Unit Owner Scherzinger on July 18 @ 2:17 PM with follow up comments regarding the special meeting on Rules.

- t. Email from Unit Owner Matras on July 30 @ 6:07 PM, regarding T & C statement for lawn remediation of her side yard.

6) Treasurers' Report

- a. Account Balances as of August 31, 2024
 - i. Operating Account - \$22,261.26
 - ii. Working Capital Account - \$21,567.33
 - iii. Reserve Account - \$10,903.63
 - iv. Investment Account - \$94,138.49
- b. Financial Statements as of June 30, 2024

7) Old Business

- a. New date for annual meeting – Wednesday, October 16 @ 6:00 PM, Mequon City Hall, Lower Conference Room
- b. Outcome of Special Meeting on Rules
- c. Poblocki Paving Work
- d. Lawn remediation Program
- e. Unit Owner Matras tree plantings
- f. South property line tree plantings
- g. Water reimbursement to Unit Owners for Lawn Remediation program

8) Committees' reports

- a. Document Review Committee – Director Zganjar
- b. Insurance Review Committee – Director Kraft
- c. Architectural Review Committee – Director Zarcone
- d. Website Design & Maintenance Committee – Director Zganjar
- e. Social Committee – Director Kraft

9) New Business

- a. Matras closing – Focus Title Company, Bob & Carol Butch (New Owners)
- b. Status of Remaining Units
 - i. **SOLD** - Bldg. #12 (East Side Unit), Closing November 2024
 - ii. **SOLD** - Bldg. #12 (West Side Unit), Closing December 2024
 - iii. **SOLD** - Bldg. #11 (North Side Unit), Closing April 2025
 - iv. **SOLD** - Bldg. #11 (South Side Unit), Closing April 2025
- c. Weeding of planting areas
- d. T & C Invoice for Unit Owner Matras lawn remediation
- e. T & C Invoice for Snow Plowing lawn damage remediation
- f. 2024-2025 Snow plowing contract status
- g. 2025 Lawn Service contract
- h. Annual Meeting agenda review & Election of New Directors Process

10) Adjourn

11) Closed Session

- a. Conferring about contracts
- b. Attorney -client privilege discussion

12) Next meeting: TBD by new BOD