

**LAKWOOD GARDENS CONDOMINIUM ASSOCIATION
ZOOM BOARD OF DIRECTORS MEETING
May 16, 2022**

The meeting of the Lakewood Gardens Condominium Association Board of Directors was held on line via A Zoom Meeting at 8:00PM on May 16, 2022. A quorum being present, the meeting was declared competent to transact business.

Present online were: Craig Trost, Gib Docken, Toby Carlson, Kai Hillman, Rosemary Strand, Jay Suthers, Marie VanSomeren, Ben Wolma and Deborah Daniel.

MSC to approve the following slate of officers:

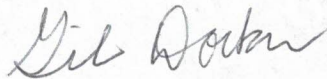
Craig Trost President,
Jay Suthers Treasurer,
Gib Docken Secretary/Vice President,
Gib Docken Liaison with the Sherman Building.

Decided to have the July meeting as a virtual online meeting.

There being no further business to be brought before the meeting, on motion duly made and carried, the meeting was adjourned at 8:12 P.M.

Next meeting: Tuesday, July 18, 2022 at 6:00.

Respectfully submitted ,



Gib Docken, Secretary

LAKWOOD GARDENS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
July 18, 2022

The meeting of the Lakewood Gardens Condominium Association Board of Directors Zoom Meeting was called to order via Zoom in Madison, Wisconsin at 6:00PM on July 18, 2022. A quorum being present, the meeting was declared competent to transact business.

Present were: Craig Trost, Gib Docken, Toby Carlson, Ben Wolma, Kai Hillman, Marie VanSomeren, Jay Suthers, and Deborah Daniel.

Resident Comments: Resident comments - none

Motion was Made, Seconded and Carried to approve minutes of May 16, 2021 BOD meetings.

Financial Report:

Motion was M, S,&C to approve financial statements as presented by Treasurer Jay Suthers.

President's Report:

Received complaint from 99 LWG, Linda Bonner about behavior of 100 LWG Brad He has been interfering with her property.

He responded to a complaint about 2 obnoxiously drunk persons who claimed to live at LWG. Police were called. Don't know what happened to them.

Management Co. Report:

Removal of several large or dead trees was complete by DMC staff. It is not anticipated we will do more tree trimming, except for storm damage or complaints.

Dog problem from 1920 Fordem has quieted down. Court has ordered the owner to only have the dog in public with a leash and muzzle. If he is caught without either the dog will be taken from him. We need to get a photo of the dog without leash or muzzle. Or defecating on our property and the owner leaving it. Practice taking photos or video so when the time comes you can get it on film. Paul will try to get a written statement from the police about what we and they can do to rectify the ongoing problem.

New Business:

1. MSC to form a Grievance Committee to handle the situation with Brad Driessen 100 LWG. Three points to be considered are: 1) Destructive and unauthorized changes to the common areas. A fine will be imposed of \$200 and restitution will be paid to LWG Association for time and materials to restore the property to original condition, labor to be at the rate of \$100 per hr. 2) Nocturnal noise and activities. Disturbing the peace. Depriving people of the quiet enjoyment of their home. Being argumentative and confrontational. \$200 fine for each occurrence. 3) Having an unapproved renter or occupant. \$200 fine for each indecent and follow up fines of \$100 per month for each month the occupant is in residence. Craig, Kai, and Toby will be the committee.

There being no further business to be brought before the meeting, on motion duly made and carried, the meeting was adjourned at 7:35PM.

Next meeting: September 19, 2022 at 6:00.

Respectfully submitted ,



Gib Docken, Secretary

**LAKWOOD GARDENS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 19, 2022**

The meeting of the Lakewood Gardens Condominium Association Board of Directors Zoom Meeting was called to order via Zoom in Madison, Wisconsin at 6:00PM on September 19, 2022. A quorum being present, the meeting was declared competent to transact business.

Present were: Craig Trost, Gib Docken, Toby Carlson, Kai Hillman, Marie VanSomeren, Jay Suthers, and Deborah Daniel.

Resident Comments: Resident comments - none

Motion was Made, Seconded and Carried to approve minutes of July 18, 2022 BOD meetings.

Financial Report:

Motion was M, S,&C to approve financial statements as presented by Treasurer Jay Suthers.

President's Report:

The Grievance Committee has been busy with the owner of 100. Seem to have made some progress.

Encouraged BOD to urge fellow owners and renters they know to report irregularities to BOD members.

Management Co. Report:

The Fordem Ave. renter with the dog may have moved. He hasn't been seen lately.

No major projects coming up. The Sherman Building may get a new boiler in the next year.

New Business:

1. FCC has ruled Cable companies cannot make agreements to pay commissions on a changing schedule. They must be a fixed amount..We are trying to get clarification of the change and will make an effort to get as much as we can.

2. Discussion of changing the rules or by laws to require new owners to live in their unit for a year before renting it.

There being no further business to be brought before the meeting, on motion duly made and carried, the meeting was adjourned at 7:25PM.

Next meeting: November 14, 2022 at 6:00.

Respectfully submitted ,


Gib Docken, Secretary

**LAKWOOD GARDENS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
November 14, 2022**

The meeting of the Lakewood Gardens Condominium Association Board of Directors Zoom Meeting was called to order via Zoom in Madison, Wisconsin at 6:00PM on November 14, 2022. A quorum being present, the meeting was declared competent to transact business.

Present were: Craig Trost, Gib Docken, Toby Carlson, Kai Hillman, Marie VanSomeren, Jay Suthers, and Deborah Daniel.

Resident Comments: Resident comments - none

Motion was Made, Seconded and Carried to approve minutes of September 19, 2022 BOD meetings.

Financial Report:

Motion was M, S,&C to approve financial statements as presented by Treasurer Jay Suthers. Would like an explanation of how the balance sheet relates to the Income and Expense Statements in the financial statements.

President's Report:

Very quiet. No contact with any residents re problems.

Management Co. Report:

The Fordem Ave. renter with the dog appears to have moved. He hasn't been seen lately. No major projects coming up. The Sherman Building got a new boiler. Yard clean up was completed. Management hasn't had to deal with personal issues for residents. Repair damaged sidewalk by 54. Had trash hauler repair water valve they damaged.

New Business:

1. FCC has ruled Cable companies cannot make agreements to pay commissions on a changing schedule. We are still trying to get clarification of the change and what effect it will have on our commissions from Charter(Spectrum).
2. Transition from Town to City governance is going smoothly.

There being no further business to be brought before the meeting, on motion duly made and carried, the meeting was adjourned at 6:52PM.

Next meeting: JANUARY 11, 2023 at 6:00.

Respectfully submitted ,


Gib Docken, Secretary

LAKWOOD GARDENS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 11, 2023

The meeting of the Lakewood Gardens Condominium Association Board of Directors Zoom Meeting was called to order in Madison, Wisconsin at 6:02PM on January 11, 2023. A quorum being present, the meeting was declared competent to transact business.

Present were: Craig Trost, Gib Docken, Toby Carlson, Kai Hillman, Rosemary Strand, Marie VanSomeren, Jay Suthers, and Deborah Daniel.

Resident Comments: No resident comments.

Motion was M, S, & C. to approve minutes of November 14, 2022 BOD meeting.

Financial Report: Motion was M, S, & C to approve financial statements as presented by Treasurer Jay Suthers. Jay explained why the negative balances show on the financial reports.

President's Report:

Very quiet, no calls from owners. President has had some exposure to item listed in the agenda, so is somewhat familiar with the issues and will be able to help explain them to us.

Management Co. Report:

Work has pretty much seasonal jobs, except for snow shoveling. The Sherman building had the final work done for its boiler repair and replacement. 99 complained about 100's behavior and actions again. The issue was table until the March meeting.

Old Business:

1. Charteris responding to an F.C.C. ruling that cable companies cannot contract with condo associations to give them commissions that are variable for the services their owners use. It means we will get less money in the future. We can't get a good explanation of it from them so far.

New Business:

1. Annual Meeting will be May 15, 2023 at 7:00 PM. It will be a zoom meeting.
2. A proposed 2023-24 budget will be presented at the March meeting.
3. State of Wisconsin now requires condo associations to publish every financial, insurance, banking, budget, and nearly everything we handle on a website that may be password protected for owners to see every document we produce or keep for records. From what we know, it will cost about \$150 per month to maintain and upload documents to, Jay (Treasurer) has done some research and found a company that advertises they can set it up and keep it working for \$60/month.
4. Docken Management will propose a management fee increase at the annual meet. They will present it to the BOD at the March meeting.

Next meeting: March 8 or 13, 2023 at 6:00 PM

There being no further business to be brought before the meeting, on motion duly made and carried, the meeting was adjourned at 7:40 P.M.

Respectfully submitted,



Gib Docken, Secretary

**LAKWOOD GARDENS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 8, 2023**

The meeting of the Lakewood Gardens Condominium Association Board of Directors Zoom Meeting was called to order in Madison, Wisconsin at 6:02PM on March 8, 2023. A quorum being present, the meeting was declared competent to transact business.

Present were: Craig Trost, Gib Docken, Toby Carlson, Kai Hillman, Rosemary Strand, Marie VanSomeren, Jay Suthers, Ben Wolma and Deborah Daniel.

Resident Comments: No resident comments.

Motion was M, S, & C. to approve minutes of January 11, 2022 BOD meeting.

Financial Report: Motion was M, S, & C to approve financial statements as presented by Treasurer Jay Suthers. Jay explained why the negative balances show on the financial reports.

President's Report:

Very quiet, no calls from owners. P

Management Co. Report:

Work has pretty much seasonal jobs, except for snow shoveling. Not much in the way of disturbances for 99-100.

Old Business:

1. Charter is responding to an F.C.C. ruling that cable companies cannot contract with condo associations to give them commissions that are variable for the services their owners use. It means we will get less money in the future. We can't get a good explanation of it from them so far.
2. A primary budget was discussed with 9 months of actual expenses.
3. State of Wisconsin now requires condo associations to publish every financial, insurance, banking, budget document, and nearly everything we handle on a website that may be password protected for owners to see every document we produce or keep for records. From what we know, it will cost about \$150 per month to maintain and upload documents required.

New Business:

1. Annual Meeting will be May 15, 2023 at 7:00 PM. It will be a zoom meeting.
2. Docken Management will propose a management fee increase at the next BOD meeting.

Next meeting: May 15, 2023 at 6:00 PM following the Annual Meeting.

There being no further business to be brought before the meeting, on motion duly made, seconded and carried, the meeting was adjourned at 7:40 P.M.

Respectfully submitted ,



Gib Docken, Secretary