

LAKWOOD GARDENS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 4, 2024

The meeting of the Lakewood Gardens Condominium Association Board of Directors Zoom Meeting was called to order in Madison, Wisconsin at 6:05 PM on March 4, 2024. A quorum being present, the meeting was declared competent to transact business.

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

M,S&C to Approve minutes of Jan 10, 2024 meeting.

Financial Report: Motion was **M, S, & C** to approve financial statements as presented by Jay Suthers, Treasurer. Gail will provide the write up of various expenses to all board members. she has provided it only to the treasurer in the past.

President's Report:

Not much to report.. things are quiet. Nothing to report since the last meeting.

Management Co. Report:

Paul joined by phone. next big project may be work on building S. The 2 roof drains can't keep up with the water collecting there. We're exploring the idea of adding a couple more drain areas.

Talked with City re separate meters for each unit. Nothing definite. Will contact plumbers for prices.

Old Business:

Discussion of increasing the budget and dues. It looks like we may have to make another increase like last year.

New Business:

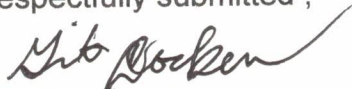
The annual meeting of the Association will be a zoom meeting. on May 20, 2024.

Deborah Daniel will not be running for a board seat in the next election. She was thanked for her service to the Association by President Craig. Jay said he wouldn't be running either, but we talked him into staying on.

Next meeting: May 20, 2024 after the annual meeting..

There being no further business to be brought before the meeting, on motion duly made, seconded, the meeting was adjourned at 7:00 PM.

Respectfully submitted,



Gib Docken, Secretary

**LAKWOOD GARDENS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 10, 2024**

The meeting of the Lakewood Gardens Condominium Association Board of Directors Zoom Meeting was called to order in Madison, Wisconsin at 6:00PM on January 10, 2024. A quorum being present, the meeting was declared competent to transact business.

Present were: Craig Trost, Gib Docken, Rosemary Strand, Kai Hillman, Marie VanSomeren, Toby Carlson, Jay Suthers, Ben Wolma, and Deborah Daniel.
M,S&C to Approve minutes of Nov 15, 2023 meeting.

Financial Report: Motion was **M, S, &C** to approve financial statements as presented by Jay Suthers, Treasurer

President's Report:
Not much to report.

Management Co. Report:

Talked with City re separate meters for each unit. Nothing definite. will contact plumbers.

Management looked for other ins companies, as they have in the past.

Old Business:

1. Fining of Owners who don't report water leaks is needed. Put on hold until we find out if separate meters are feasible.

New Business:

- 1.

Next meeting: March 4, 2024 at 6:00 PM .

There being no further business to be brought before the meeting, on motion duly made, seconded and carried, the meeting was adjourned at 7:41 PM.

Respectfully submitted ,


Gib Docken, Secretary

**LAKWOOD GARDENS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
November 15, 2023**

The meeting of the Lakewood Gardens Condominium Association Board of Directors Zoom Meeting was called to order in Madison, Wisconsin at 6:00PM on November 18, 2023. A quorum being present, the meeting was declared competent to transact business.

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

Resident Comments: No resident comments.

Motion was M, S, & C. to approve minutes of September 18, 2023 BOD meeting.

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

President's Report:
Nothing to report.

Management Co. Report:

Two trees removed. Contracted the work done. Price was so good had 4 more trees taken down, so we wouldn't have to do it later.

Talked with City re separate meters for each unit. They can't give accurate prices yet, they are working on it. What we did learn is that there are lots of hidden costs in the water bills. No matter how many leaks we stop we won't save much. Such things as Storm water runoff fees, future rain gardens, land reclamation fees, lake drainage fees.,etc. They are based on the square feet in the building. That is part of the price of become part of the City. Checking with plumbers to see about putting individual water meters in. Doesn't look too feasible.

Notified by insurance company our premiums would go up about \$39,000. Found out they based their estimate on faulty building sizes. They over estimated the square footage by about 20%. Management will look for other in companies, as they have in the past. this time they will go to more companies.

Old Business:

1. Fining of Owners who don't report water leaks is needed. Gib & Paul wrote up a procedure. We didn't discuss the issue. Paul already covered in his report.

MSC to table this idea until we know if we can do separate meters for each unit., that will take care of the problem.

New Business:

1. None

Next meeting: January 10, 2024 at 6:00 PM .

There being no further business to be brought before the meeting, on motion duly made, seconded and carried, the meeting was adjourned at 7:10 PM.

Respectfully submitted ,


Gib Docken, Secretary

**LAKWOOD GARDENS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 18, 2023**

The meeting of the Lakewood Gardens Condominium Association Board of Directors Zoom Meeting was called to order in Madison, Wisconsin at 6:00PM on September 18, 2023. A quorum being present, the meeting was declared competent to transact business.
Present were: Craig Trost, Gib Docken, Kai Hillman, Rosemary Strand, Marie VanSomeren, Toby Carlson, Jay Suthers, Ben Wolma and Deborah Daniel.

Resident Comments: No resident comments.

Motion was M, S, & C. to approve minutes of July 6, 2023 BOD meeting.

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

President's Report:

Very quiet, Comments from owners, they like the striping of the parking. 113 has left the property permanently. Her daughter plans to sell her unit.

Management Co. Report:

Two trees to be removed.
Will talk to City re street light.
Brad in 100 has been quiet lately.
The parking lot was striped. Only three cars needed to be towed.
Paint is peeling on 101-110.
Trying to arrange snow shoveling. The pros are very expensive. Looking for alternatives.
Checking with plumbers to see about putting individual water meters in. Doesn't look too feasible.

Old Business:

1. Fining of Owners who don't report water leaks is need. Gib & Paul to write up a procedure and present at at the next meeting.


New Business:

- 1.

Next meeting: November 18, 2023 at 6:00 PM .

There being no further business to be brought before the meeting, on motion duly made, seconded and carried, the meeting was adjourned at 6:35 PM.

Respectfully submitted ,


Gib Docken, Secretary

**LAKEWOOD GARDENS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 6, 2023**

The meeting of the Lakewood Gardens Condominium Association Board of Directors Zoom Meeting was called to order in Madison, Wisconsin at 6:00PM on July 6, 2023. A quorum being present, the meeting was declared competent to transact business.

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

Resident Comments: No resident comments.

Motion was M, S, & C. to approve minutes of March 8, 2023 and May 15, 2023 BOD meeting.

Financial Report: Motion was M, S, & C to approve financial statements as presented by

President's Report:

Very quiet, no complaint calls from owners. Lots of compliments from owners regarding the Annual Meeting. They liked the format and the efficiency of the meeting.

Management Co. Report:

Work was held to a minimum, to build as cash reserves. Two young women working on Landscaping projects. Two trees to be removed. Will talk to City re street light. Brad in 100 has been quiet lately. The parking lot will be striped soon.

Old Business:

- 1.
- 2.
- 3.

New Business:

1. After much discussion it was determined the only thing we can do to slow traffic in the parking lot is temporary signs. no action was taken.

- 2.

Next meeting: September 18, 2023 at 6:00 PM .

There being no further business to be brought before the meeting, on motion duly made, seconded and carried, the meeting was adjourned at 6:55 PM.

Respectfully submitted ,



Gib Docken, Secretary

LAKWOOD GARDENS CONDOMINIUM ASSOCIATION
ZOOM BOARD OF DIRECTORS MEETING
May 15, 2023

The meeting of the Lakewood Gardens Condominium Association Board of Directors was held on line via A Zoom Meeting at 8:07PM on May 15, 2023. 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.

Discussed rather to have the July meeting as a virtual online meeting or meeting in person. It was decided to do it online..

There being no further business to be brought before the meeting, on motion duly made and carried, the meeting was adjourned at 8:17 P.M.

Next meeting: Wednesday, July 6, 2023 at 6:00.

Respectfully submitted ,



Gib Docken, Secretary