

**LAKWOOD GARDENS CONDOMINIUM ASSOCIATION  
ZOOM BOARD OF DIRECTORS MEETING  
May 20, 2024**

The meeting of the Lakewood Gardens Condominium Association Board of Directors was held on line via a Zoom Meeting at 7:37PM on May 20, 2024. 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, Marie VanSomeren, Ben Wolma, Catlin Mackesey and Skyler Van De Weerd.

MSC to approve the following slate of officers:

Craig Trost President,  
Marie Van Someren 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 7:47 P.M.

**Next meeting: Wednesday, July 24, 2024  
at 6:00.**

Respectfully submitted ,



Gib Docken, Secretary

LAKWOOD GARDENS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JULY 24, 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 July 24, 2024. 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, Ben Wolma, Skyler Van De Weerd and Catlin Mackesey

Resident Comments: No resident comments.

Motion was M, S, & C. to approve minutes of May 20, 2024 BOD meeting.

Financial Report: Motion was M, S, & C to approve financial statements as presented by Management.. it was noted that all the information is posted on the website monthly; ([lakewoodgardens.info](http://lakewoodgardens.info)).

President's Report:

Very quiet, no complaint calls from owners.

Management Co. Report:

Work was held to a minimum, to build as cash reserves. Lots of work on roofs. Management has corrected build up of water on the Sherman building very inexpensively which previously caused many headaches and repairs. Brad in 100 has been quiet lately.  
The developer who is developing the apartments near Tenney Park is continuing to get his approvals from the City, who is requiring new sanitary sewer where it goes over Lakewood Gardens land, along the southern border. We may be paid about \$25,000 for the inconvenience it will cause us for parking. It is still several months from being finalized.

Old Business:

1. Paul has talked with 3 plumbing firms about putting separate water meters in each unit so each owner will pay their water bill. Each firm has discouraged him from pursuing it. It is not economically feasible for the owners. He is still waiting for Ahern to meet with him. They are a larger firm and they may be more positive about it.

New Business:

1. The discussion of the building project by Tenney Park was the only new business on the agenda.

Next meeting: September 11 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 6:35 PM.

Respectfully submitted,

  
Gib Docken, Secretary

**LAKWOOD GARDENS CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Sep 11, 2024**

The meeting of the Lakewood Gardens Condominium Association Board of Directors Zoom Meeting was called to order in Madison, Wisconsin at 6:14 PM on Sep 11, 2024. A quorum being present, the meeting was declared competent to transact business.

**Present were:** Craig Trost, Gib Docken, Kai Hillman, Rosemary Strand, Ben Wolma, Skyler Van De Weerd and Catlin Mackesey

**Resident Comments:** No resident comments.

**Motion was M, S, & C.** to approve minutes of July 24, 2024 BOD meeting.

**Financial Report: Motion was M, S, & C** to approve financial statements as presented by Management. It was noted that all the information is posted on the website monthly ([lakewoodgardens.info](http://lakewoodgardens.info)). The report was pretty simple as the BOD had all the explanation of expenses in advance of the meeting,

**President's Report:**

Very quiet, no complaint calls from owners. Helped a few new move ins. He commented it's the first time he's had to wait for a quorum to start the meeting

**Management Co. Report:**

Work was held to a minimum, to build up cash reserves. extra expense on trash removal because of a dumpster fire.

**Old Business:**

1. Paul has received an agreement to let the contractor doing the new apartments south on Sherman Ave. coming on our property to work. We will receive \$30,000 for the inconvenience, a new sewer main and some new paving on the parking lot.

**New Business:**

1. none

**Next meeting: November 18 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 6:35 PM.

Respectfully submitted,



Gib Docken, Secretary

**LAKWOOD GARDENS CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**November 18, 2024**

The meeting of the Lakewood Gardens Condominium Association Board of Directors Zoom Meeting was called to order in Madison, Wisconsin at 6:00 PM on November 18, 2024. A quorum being present, the meeting was declared competent to transact business.

**Present were:** Craig Trost, Gib Docken, Toby Carlson, Kai Hillman, Rosemary Strand, Ben Wolma, Skyler Van De Weerd and Catlin Mackesey

**Resident Comments:** No resident comments.

**Motion was M, S, & C.** to approve minutes of Sept., 11, 2024 BOD meeting with some corrections.

**Financial Report: Motion was M, S, & C** to approve financial statements as presented by Management. The report was pretty simple as the BOD had all the explanation of expenses in advance of the meeting,

**President's Report:**

Very quiet, no complaint calls from owner.

**Management Co. Report:**

Work was held to a minimum, to build up cash reserves. We've been in contact with contractor doing the sewer work. It may be a year for anything is started. Alternative parking will be lined up for those who think they will be inconvenienced by the construction work.

**Old Business:**

1. Covered in reports.

**New Business:**

1. none

**Next meeting: January 6, 2025 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 6:38PM.

Respectfully submitted,



Gib Docken, Secretary

**LAKWOOD GARDENS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 6, 2025**

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 6, 2025. A quorum being present, the meeting was declared competent to transact business.

**Present were:** Craig Trost, Gib Docken, Rosemary Strand, Kai Hillman, Skyler Van De Weerd, Marie VanSomeren, Toby Carlson, Ben Wolma, and Catlin Mackesey.

**M,S&C** to Approve minutes of Nov 15, 2024 meeting.

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

**President's Report:** none

**Management Co. Report:**

Fall clean up was a lot cheaper this year because DMC did the work and planned it. Mice and Rats are getting into the building since it started getting colder in September. The pest control people said that they are seen an increase in rodents coming in among their customers homes, too. Management has been getting a lot more complaints then other years. They suggested eliminating the bird feeding stations,;that would cut down on the attraction of them Insurance premiums are ging up.. the company that insures LWGs is raising the premium about \$15,000. Management looked for other ins companies, as they have in the past, but this year no one else will even give us a quote. Some other condominiums may not be able to get insurance this year.

**.Old Business:**

1. Brad in 100 LWG is breaking the rules again. An owner has video of him prowling around at night disturbing people. It was decided not to put a lien on his unit yet.. We should wait and see if he pays.

**New Business:**

1. Preliminary discussions of next years budget.. A preliminary budget will be presented at the next meeting in March. We'll have 9 months of actual expenses then.
2. M, S, C To change the Community Rule re fines to "anyone who breaks the Community Rules 3 times in 24 months will be fined \$500 for their next offense of the rules and for every offense of the rules after that."

**Next meeting: March 5, 2025 at 6:00 PM .**

M,SC That there being no further business to be brought before the meeting, the meeting was adjourned at 6:59 PM.

Respectfully submitted ,

Gib Docken, Secretary

**LAKWOOD GARDENS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 5, 2025**

The meeting of the Lakewood Gardens Condominium Association Board of Directors Zoom Meeting was called to order in Madison, Wisconsin at 6:05PM on March 5, 2025. A quorum being present, the meeting was declared competent to transact business.

**Present were:** Craig Trost, Gib Docken, Rosemary Strand, Kai Hillman, Skyler Van De Weerd, Marie VanSomeren, Toby Carlson, and Catlin Mackesey.

**M,S&C** to Approve minutes of Jan 6, 2025 meeting.

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

**President's Report:** Very quiet, however with warmer weather he is seeing more people out and about.

**Management Co. Report:** Updated the Community Rules for owners and renters. especially the part about fines for breaking the rules. With little snow the maintenance crew is getting smaller projects done. Dealing with 17 LWG, not much of a problem. 100 seems to be behaving, but he hasn't paid all his fines.

**Old Business:**

1. Discussion of 2025-26 budget.. A preliminary budget based on 9 months was presented at the meeting. After discussion it was decided to do a budget based on ten months of actual expense to be distributed to the board of directors and do one on eleven months expenses, also.

**New Business:**

1. M, S, C to approve update of rules done March 1, 2025.
2. The Insurance Company wants to make sure we have community rules re no smoking and restricting the use of grill and fire pits on the property.
3. M, S,C to have a meeting to make any last minute adjustments to the proposed budget to present to the Annual Meeting. We will have 11 months of actual expenses to use to do a final tweaking to the budget.

**Next meeting: May 19, 2025 following the Annual Meeting.**

MSC that there being no further business to be brought before the meeting, the meeting was adjourned at 6:59 PM.

Respectfully submitted ,

Gib Docken, Secretary