



CONDOMINIUMS

310-318 SOUTH MAIN STREET • VERONA, WISCONSIN 53593

City Centre Condo Owners Association Annual Meeting Minutes *draft*
6:30 PM on Monday November 6, 2023
@ Verona Senior Center

1. Annual Meeting was called to order @6:34pm by Daryl Hinz, also in attendance were Board Members Steve Nelson, Hank LeMasters & Dawn Gold; and Ron Ford from Anchor Property Management. 22 unit owners in person and 2 by Proxy present, 4 not present, please see attached forms for full listing.
2. Roll Call – See attachment(s).
3. Proof of Notice – See attachment(s).
4. Proof of Quorum – See Attachment(s).
5. Approval of November 7, 2022 Annual Meeting Minutes – Frank made the motion to approve, 2nd by Anne and Vote was Unanimous.
6. Report of President (Daryl Hinz) highlighting 2023 accomplishments (landscaping, sign, roof repairs, vents, HVAC..). Reminder that building is 17 years old and mechanicals are reaching expected lifespan (overhead door, fans, roof, elevator) and may need attention over the next few years. End of year Reserve balance of \$146,000 expected.
7. Election of Board of Directors Seat - Steve nominated Daryl Hinz #305, Dawn Gold #203, Hank LeMasters #102 & Jeff McFarland #303 to 3-year terms, Frank 2nd and Vote was Unanimous.
8. Unfinished and New Business:
 - a. Request for Board to look into painting entryway, replacing door and cleaning elevator cab.
 - b. Inquiry on who to use for a high quality and reputable exterior door or window replacement. Reminder that prior written Board approval is required for this to ensure the building envelope is properly maintained.
 - c. Inquiries on water softener efficiency and hot/cold issues. Anchor is looking at.
 - d. Inquiries on snow removal timeliness & effectiveness of bi-weekly cleaning.
 - e. Inquiry and reminder that routine maintenance of decks and patios is a unit owner responsibility. Any safety issues should be reported to Anchor promptly.
9. Adoption of 2024 Annual Budget, Reserves & Condo Fees: Dawn presented the \$128,016 budget, including 20% for the Reserve account, and resulting in an average monthly unit fee of \$381. After some discussion, Anne moved to Accept the Budget for 2024, Frank 2nd, and the Vote was 24 Yea, 0 No, and 4 members that did not vote.
10. Steve moved to Adjourn @7:36 PM, Hank 2nd and the Vote was Unanimous.

Note: On 11/9/23 the Board unanimously approved repainting the entryway for \$1,414.
