

DEEG POND CONDOMINIUM ASSOCIATION
2024 ANNUAL MEETING
October 3, 2024 | 6:00 PM | Burnsville Senior Center
Website: deegpondassociation.com

Annual Meeting Minutes

Call to Order by Chris H.

Called to order at 5:31 p.m. Thank you to everyone who took the time to attend the annual meeting.

Introduction: Roll Call of Board Members

Present: Chris Heilger President, Paul Johnson VP, Jeanne Sedgwick Secretary, Glen Flohrs Treasurer, and Kaye Ochsner.

Board Absent: None

Others: Kimberly G (Premier Association Management - Property Manager)

Owner roll call: Units represented in person or by proxy: 1300, 1312, 1322, 1324, 1328, 1342, 1400, 1404, 1414, 1422, 1428, 1434, 1442, 1502, 1508, 1510,

Proof of Notice of Meeting or Waiver of Notice

USPS mail with the 2024 Annual Meeting Packet.

Establishment of Quorum of Owners 12.5% (14) Quorum was established.

Approve 2023 Annual Meeting Minutes

Motion 1312, 1318 seconded to waive the reading of the 2023 Annual Meeting minutes and approve as presented. **Approved**

Audit & Financial Report presented in Annual Meeting Packet

The following Annual Report has been prepared and submitted in accordance with the Bylaws of Deeg Pond Condominium Association. All information in this Annual Report is to be considered confidential for Members of the Association only and treated as such.

STATEMENT OF CAPITAL EXPENDITURES: Capital expenditures exceeding 2% of the annual budget for 2024 or \$5,000; Rotted deck wood replacement, Painting and concrete curbing and catch basins ring road.

See the audit from 2023 for ending balances for 2023.

A. STATEMENT OF RESERVE FOR REPLACEMENT FUND as of July 31, 2024, \$108,613.40

B. STATEMENT OF OPERATING FUNDS

Checking and savings FUND as of July 31, 2024, \$74,322.23 (-440.00 fees paid in advance)

C. STATEMENT OF STATUS OF ANY PENDING JUDGEMENTS TO WHICH THE ASSOCIATION IS A PARTY:

None

D. STATEMENT OF INSURANCE COVERAGE PROVIDED BY THE ASSOCIATION:

Horizon Insurance Agency – 11/30/2023-11/30/2024 Insurance carrier for the master policy is Fidelity and Guaranty Insurance Company
Agent: Tim Scattarella 952-914-7122 tims@horizonagency.com
\$10,000 deductible / 5% wind/hail per building.

The standard property deductible in the master insurance policy is \$25,000 Deductible. The applicable Wind/Hail deductible is 5%. It is recommended that you contact your insurance agent to confirm your HO6 Policy's loss assessment coverage is in the amount of at least \$30,000. but this should be discussed with your Personal HO6 insurance agent.

We suggest you discuss how to protect yourself in the event of a loss with your personal insurance agent. Common exposures and coverages to consider on your HO-6 policy, include but are not limited to: Building Coverage A, Personal Property Coverage C, Loss Assessment and Loss Assessment deductible coverage, Sewer Backup, losses below the master policy property deductible, and personal liability. It would be beneficial to include the Cooperative as an additional insured on your policy.

Please have your personal insurance agent contact Horizon Agency a division of HUB International at 952-944-2929 directly with any questions they may have on your Association's master insurance policy.

Any request for certificates of insurance or questions on the Master Policies can be directed to Ruthi Siegel, 952-914-7137 or ruthi@horizonagency.com Claim questions can be directed to CPL.claims@hubinternational.com, 1-800-288-5501 PLEASE advise them your lookup code is DEEGPON-01

E. STATEMENT OF ANY UNPAID ASSESSMENTS BY THE ASSOCIATION ON INDIVIDUAL UNITS:

As of July 31, 2024, the total amount delinquent over 30 days = \$0

Nomination and Election of New Board Member

Appoint Election Inspectors Peter 1422, Paul 1502, Kimberly Premier.

Nomination from the floor – Kim called for nominations from the floor

There was no nomination from the floor,

Motion 1312, 1502 seconded to close nominations from the floor. **Approved**
Ballot Collection and Tabulation – All ballots were collected. After the ballot tally the following three Board members were elected for a two-year term: Jeanne Sedgwick, Kaye Ochsner and Glen Flohrs,

. **Approved**

Congratulations and thank you for serving!

Board Overview for Annual Meeting 2024

Many items were completed, and goals met for 2024.

- Painting of steps and misc. items
- Gutter cleaning
- Deck inspection and replacement of rotted wood finishing up
- Spring shrub replacement
- Apple scab treatment
- EAB treatments on Ash trees
- Curbing repair

Items yet to be completed

- Gutter replacement
- Tuckpointing
- Winter tree pruning
- Front zone of irrigation is broken and needs new line ½ of building 6 front

Items for 2025 spring

- Shrub replacement in spring
- Stoop concrete repair and painting
- Deck review phase two from spring evaluation. All decks were reviewed and rated for repair/replacement of rotted wood.
- Gutter Cleaning
- Tree replacement
- Tree treatments

Open Forum

Q: new parking rules and company
Tabs must be up to date

Anonymous if you have a parking problem what do you do. Contact Premier 48 hours in advance to arrange a permit ok for a short term time. Only a week or less What about a community garage sale. In 2025 – Garage sale parking is fine throughout the association; this does not affect overnight parking. Garage sales are allowed at any time. We will see if there is enough interest in an association wide garage sale in the spring.

Night to unite – used to do, did not have lots of turnout – are you interested in it happening again.

ProScapes – had huge storm in late spring had big branches out of 1312 in back.

Behind building 15 stake it off follow the stake.

They need to use smaller equipment to use in tight areas.

Grass blower not blowing all the debris off walks and patios.

Adjournment of the Annual Meeting: Motion 1322, 1318 seconded to adjourn at 6:50 pm.

Approved

Respectfully Submitted by Kimberly from Premier AM.

DEEG POND CONDOMINIUM ASSOCIATION
Board Meeting
October 3, 2024, | 6:52PM | Senior Center
Website: deegpondassociation.com

Call to Order by Chris H.

Called to order at 6:52 p.m.

Introduction: Roll Call of Board Members

Present: Chris Heilger President, Paul Johnson VP, Jeanne Sedgwick Secretary, Glen Flohrs Treasurer and Kaye Ochsner.

Board Absent: None

Kimberly G (Premier Association Management - Property Manager)

Board Positions

Pres Chris

VP Paul

Sec. Jeanne

Treas. Kaye

Director Glen

Unanimously Approved

New signature card completed.

Adjournment of the Annual Meeting: Motion Jeanne, Paul seconded to adjourn at 7:00 pm. **Approved**