

Forest Walk Annual Meeting and Board Meeting Minutes

6:00 PM, Monday, July 31, 2023, at Brookfield Town Hall

PMI Milwaukee Staff		
Janice Miller		
Board Members – Outgoing		
Chandra Kothamasu	President	Term Expired
Hector Flores Garza	Vice President	Term Expired
Mary Lou Finn	Treasurer	Term Expired
Janet Wintersberger	At-Large	Term Expired
Charles Landey	Secretary	Term Expired
Board Members – Incoming		
Mary Lou Finn	President	Term Expires 2025
Janet Wintersberger	Vice President/ Communications	Term Expires 2025
Gudrun Middleton	Treasurer	Term Expires 2024
Nadine Barrault	At-Large	Term Expires 2024
Charles N. Landey	Secretary	Term Expires 2025

Attendance

Rajendra Areveti 18411
 Stephane and Nadine Barrault 18441
 Sravani Boggarapu 18231 by proxy
 Efim and Tatyana Boico 18311
 Sandra Davis 18435
 Gayle Deardorff 18215
 Roberta Ellis 18431 and guest Barbara Scott
 Tyler Exner 18335 by proxy
 Mary Lou Finn 18341
 Hector Flores Garza and Carla Komatsu-Torres 18205
 Patricia Helman 18321
 Eswar Prasad Korada 18415
 Chandra Kothamasu 18315
 Charles Newcomb Landey 18225
 Ahmad Magsood 18331 by proxy
 Marilyn McConnell 18241 by proxy
 Nageswara Rao Medicherla 18305 by proxy
 Gudrun Middleton 18325
 Nancy Rousch 18405 by proxy
 Sharon Saxelby 18235 by proxy
 Mary Szymanski 18425 by proxy
 Hongyang Wang 18221 by proxy
 Janet Wintersberger 18421

Absent, no proxy: Jennifer Villarreal 18221

Call to Order

The meeting was called to order by Janice Miller, Staff. A quorum was present, 23 of 24 units, including proxies.

Financials

Janice led this discussion. We are under the operating budget by \$7,300. The capital reserve budget is nearly depleted and must eventually be replenished by dues or an assessment.

President's Report

Chandra gave a detailed report on recent events. He stated that the prior president, Bernie Hocken, initiated replacement of the roofs on Buildings 1 and 2, and that he, Chandra, got a new roof on Building 3. These new roofs got us out from under constant roof patching which was both expensive and ineffective.

We found that our previous condo management company was falling behind on its duties. A search led to our current management company, starting the first day of this year.

Condo fees have been stable.

Not everyone was in favor of the new asphalt driveway. Strictly speaking it may not have been necessary. As between the cost of patching and many homeowners complaining of the terrible aesthetics, the Board decided to replace.

Ahern is one of our major contractors, responsible both for fire alarms and fire sprinklers. We have closely followed their activities.

Chandra reported that he has completed a tree planting effort.

A major issue was the previous management company's failure to secure a lawn sprinkler company after the prior company walked away. Chandra said he personally kept the system going until a new contractor made repairs in the past few weeks,

Following the collapse of the east retaining wall, we got a number of quotes at various prices, Hector stepped it to survey the site and submit a lower quotation from Catera Construction, which he leads.

Many homeowners want to limit the number of units rented out, or to tighten rules on rentals. We have hired an attorney to see what may be done in those regards.

We will meet with the asphalt contractor to repair substandard locations at a discount price. Next year, 2024, we will pay for a sealcoat.

Comments by Vice President

Hector suggested that we have more participation by persons other than the president, as one person cannot do it all.

Hector stated that in construction projects, such as the retaining wall, typically warranties are one year labor, longer for materials.

Board Election

Ballots were distributed. Janice and Patricia counted the votes. Winners were announced.

Open Discussion

The floor opened for homeowners to discuss neighborhood issues. Some of these comments were about individual neighbors; therefore no notes were taken.

Board Meeting

After the Annual Meeting, the incoming Board met to select officers and determine when Board Member terms expire (see above).

Janice led a discussion of open issues re: fire alarm systems and fire sprinklers. Janice recommended that we change to a different fire systems provider.

Respectfully submitted,



Charles N. Landey, Secretary