

Kennedy Court Condominium Homeowners Association
Meeting Minutes for July 29, 2025

Attendance: All members were present except Joann Bramstedt and Sue Bramstedt

The meeting was called to order at 4:32pm by President Sandy Dolgner.

Our Secretary presented the minutes of the July 30, 2024 meeting. Brian H. made a motion to accept the minutes as presented. Debbie H. seconded the motion. All were in favor.

Our Treasurer presented the financial report. There is a balance of \$11,990.04 in the treasury. Bob F. made a motion to accept the report as stated. Brian H. seconded the motion. All were in favor.

Audit report: Joann conducted an audit of the Financial s. She reported no issues with the current money balance.

OLD BUSINESS: The Outside lite fixture replacement has been competed within the allotted time period. The fixtures look nice and are quite functional.

NEW BUSINESS:

Rick B suggested that the next meeting be held later in the year when the weather is cooler, or to move the meeting to Sways Restaurant or a similar place to avoid the weather and provide less work for our group. Bob F will investigate the possibilities.

A discussion about lawn care and snow removal took place. Longhorn landscaping proposed the following services for 2025 -26 season: Lawn cutting and trimming \$205.00 per cut, Thatching in the Spring \$548.00, Lawn Rolling \$527.00, Snow removal November thru April \$500.00 per month.

In addition to these services we will get a quote from Spring Green, Eisentrout Landscaping, and/or someone else to have the lawns sprayed 3 or 4 times per year to get the grass thicker and weeds out.

A motion to approve the above listed services for the 2025 -2026 Snow and Mowing season was made by Brian H. and seconded by Teresa F. All were in favor.

We updated the Emergency Contact List.

A discussion about roof replacement took place. The buildings are now getting to be 20 to 22 years old. Peggy is concerned about the roofs leaking prematurely and a net effect will be mold caused by the moisture. The condition of the roofs will be closely monitored. Brian and Bob will get quotes for roof replacement. We will get individual quotes and a quote to have all the roofs replaced at one time. Maybe a better price can be had by all 5 roof replaced at one time.