



Inside this Edition:

- Mountainbayliving.com
- Biannual Meeting
- Winter Weather Woes and Sump Pump Checks
- Special Curbside Pick-up Reminder
- Rummage Sale
- Helpline Log
- February Meeting Minutes
- Home Values

Board of Directors

- Marcus Zelenski—President
- Courtney Dier—Vice President
- Pam Spence—Secretary
- Jackie Poels—Treasurer
- Jay Blazek—Accountant
- Jon Lee
- Chris Wieber

Mountainbayliving.com

Your Mountain Bay Condominium Association is proud to announce its newest web presence!

Come visit our new website at:

mountainbayliving.com

The Board of Directors needed a web site that is quick and easy to maintain, can be easily updated, allows for homeowner feedback, showcases the positive aspects of our community, communicates effectively with homeowners and home buyers, and is cost effective.

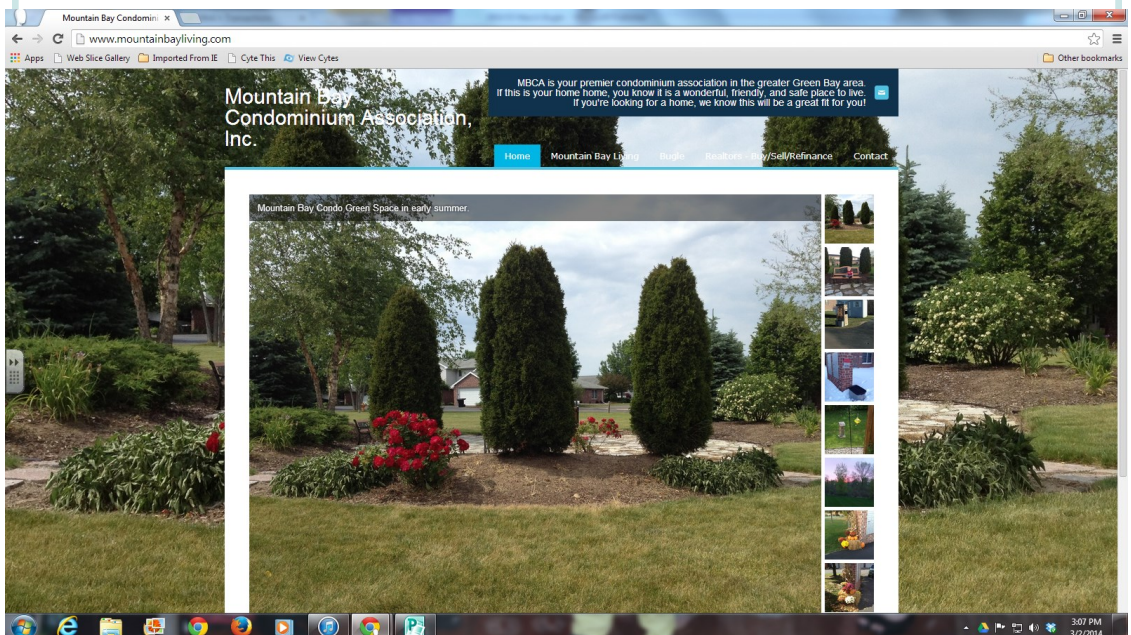
The web hosting site chosen satisfies all of those needs.

And what we need is photos from you that you would like to be showcased on our website. We need photos of all seasons and for all reasons to share with others how great our community is.

Please email your photos to:

mountainbaycondoinfo@gmail.com

Thank you for helping us continue to make this a great place to live!



Biannual Meeting

The biannual meeting was held Wednesday, February 26th.

At the meeting, the 2014 Budget was presented and an open forum style meeting followed.

The overall tone of the meeting was positive. There were some concerns with the winter weather woes, but all matters were addressed constructively.

Thank you to those who attended. The only way we can make this community better is through the collaborative efforts of communication.

Thank you for your efforts.



Mountain Bay Condominium Association, Inc.

2547-M Telluride Trail
Green Bay, WI 54313

Helpline: (920) 593-2615
Non-Emergency Police: (920) 391-7450

www.mountainbayliving.com

Winter Weather Woes and Sump Pump Checks

It's been a record-breaking winter. And problems have ensued because of it.

Some owners have had water coming through their ceilings due to ice damming. Others have had water in their basement due to too much snow on their patios.

Luckily issues have been few and far between. But if you haven't had issues this year, count your blessings.

And to keep water out our your basement we are asking for two things:

1. Shovel your patio. Too much snow can mean excessive snow melt and water in the basement. The association is not responsible water damage to interior walls and property.
2. If you have a sump pump, please check to make sure it is working. Sump pumps help rid excess water.

Special Curbside Pick-up Reminder

How many of you noticed that couch and TV that sat at our east side entrance for weeks? Yuck! Right?

Please do NOT put trash on the curb UNLESS you have called the Village of Howard first.

Items too large for garbage bins should only be placed on the curb the MONDAY before the Tuesday pick-up day. Special pick-up only occurs on Tuesdays if a call has been made. (In other words, we should never see trash at our curb for more than 24 hours.)

It is your responsibility to call the village at (920) 434-4060 before 3 p.m. on Monday to arrange the special pick-up.

The village will NOT pick up anything with a cord or anything hazardous.

There is an electronic recycling bin open 24/7 for your convenience at 1336 Cornell Road in the Howard Industrial Park. A small fee may apply to certain items.

We understand that new residents may need reminders of rules and regulations. However, if someone is caught dumping trash on the curbside, a fine may be issued.

For more information on special pick up and other questions about refuse and recycling, [visit the village website](#).

Thank you for your cooperation.

Rummage Sale

When spring cleaning, keep in mind our annual rummage sale which will take place on Saturday, May 17th from approximately 7 a.m.—1 p.m. This is a great way for our community to bond—whether selling, buying, or just getting outside. Happy cleaning!

Email: mountainbaycondoinfo@gmail.com

Editor: Chris Wieber

Helpline Log

February 7—2539—neighbor's patio littered with dog feces

February 10—2551—disappointed with garage door decision

February 10—buyer looking for information about association

February 10—2551—concerned about board member doing taxes

February 11—CertaPro painters soliciting services

February 11—Insurance Center of Appleton soliciting services

February 11—2543—carbon monoxide detector going off; concerned exhaust from furnace venting back into house

February 12—2571—cars not moving from spots; concerned about snow plows filling up spaces

February 13—do you have condos in Pulaski?

February 14—2543—title company needs information

February 15—2571—new owner; mailbox key not working

February 16—2579—roof leaking through upstairs ceiling

(Continued on page 4)

Mountain Bay Condo Association

Board of Directors Meeting and Biannual Membership Meeting

Meeting Place: Skybox, The Gutter, 2310 Lineville Road

Wednesday, February 26, 2014

5:30 PM—Board Meeting; 6:30 PM—Biannual Membership Meeting

Board Members Present: Courtney Dier, Vice President; Christopher Wieber, Treasurer; Pam Spence, Secretary; Jay Blazek, Accountant; Jon Lee and Jackie Poels. Absent: Marcus Zelenski, President.

Board of Directors Meeting Called Order: 5:30 PM

Secretary's Minutes: Regular monthly meeting, January 22, 2014--Minutes accepted as received.

Treasurer's Report—Balances as of January 31, 2014:

- Checking Account Balance: \$15,605.05
- General Reserve Balance: Savings: \$70,248.69; Investment: \$101,508.91

2551-D (Kennedy) Bankruptcy—Lien on Association books. Zelenski will check into status. Tabled for March.

Helpline: Maintenance of entry doors and garage doors; dog feces complaint; snow and ice issues; carbon monoxide detector; refuse on curb; mailbox key issues; info requested for refinance and association insurance; communication to owners when work is being done on buildings; dog sitter; refund for EFT overdraft; recycle bin missing.

Maintenance Report:

Bugle: Village refuse procedure reminder.

E-Mail Vote:

- 1/28/14—Board approved 5-2 having N.E.W. move some snow piles to the green space pending detailed cost estimates.
 - 2/6/14—Board did not approve 4-0 the estimate submitted by N.E.W. to move snow piles to green space at a cost of \$1,105.
 - 2/19/14—Board approved 7-0 to clear roof of ice and snow on buildings 2567, 2571 and 2579, and to have roof vents correctly installed by Ryan Harrill.
- 2/21/14—Board approved salting parking lots and roadway, and to remove piles of snow not to exceed \$750.

PROJECT UPDATES:

Lawn Care & Snow Removal:

- Some snow piles were moved to green space and parking lots and roadways salted.

Dier will coordinate special meeting to interview contractors for snow removal/lawn care contract.

Basement/Roof Water Issues: 2543-H (Mathy) pending response from owner; 2567, 2571 and 2579--ice and snow was removed from roof by Harrill. Harrill will be contracted to remove snow and ice left on patios and in front of main entrances to units.

Insurance Coverage—Association vs. Homeowner: Attorney Jonathan Levine determined from the Association documentation that the entire building and all the common elements are covered by the Association's policy. Ted Haase agreed that all that is attached to the building is covered by the Association's policy. Owners are required to have a HO6 policy for their individual condo property. Owners should discuss coverage with insurance agent regarding their individual HO6 policies. Blazek will get paperwork to Spence that is necessary for a record of termination to be sent to Haase. Blazek will obtain quotes for Association insurance coverage.

(Continued on page 6)

Helpline Log

(Continued from page 3)

February 18—2567—should use roof melt and rake roofs

February 18—2519—couch and TV placed on curb without calling village; TV will not be picked up

February 18—2519—does not want to merge associations and take on their problems

February 18—2571—rain gutters flooding bedroom

February 19—2567—notify homeowners before working on roofs; need sleep

February 19—2579—spent hours chipping ice; gutters ruined; concerned about property value

February 20—2571—crack in driveway causing water to go in garage; is neighbor's sump pump working?

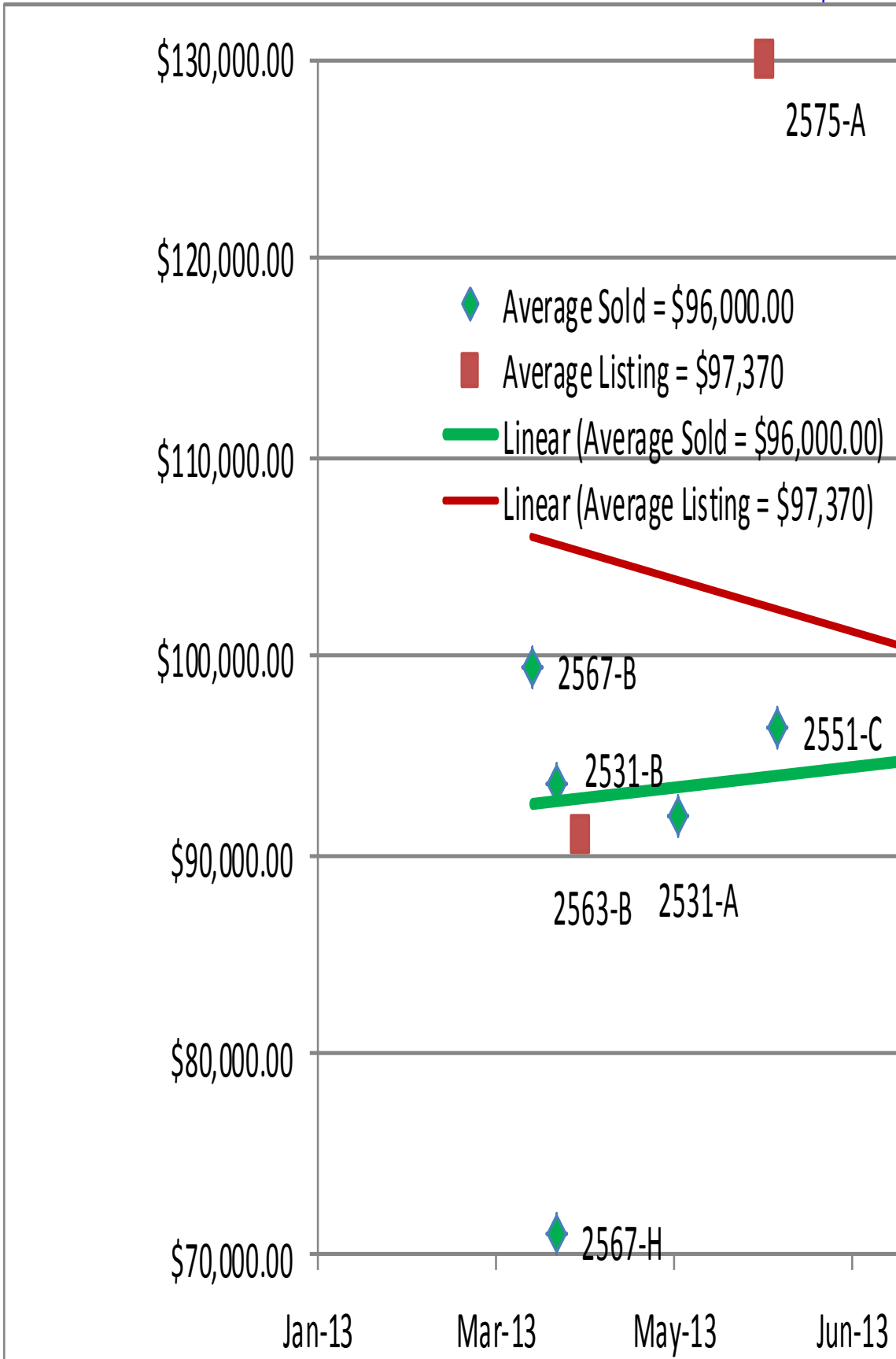
February 20—2547—banker needs paperwork to refinance

February 20—2551—turning corner getting tight with large snow banks

February 20—2571—water coming into garage

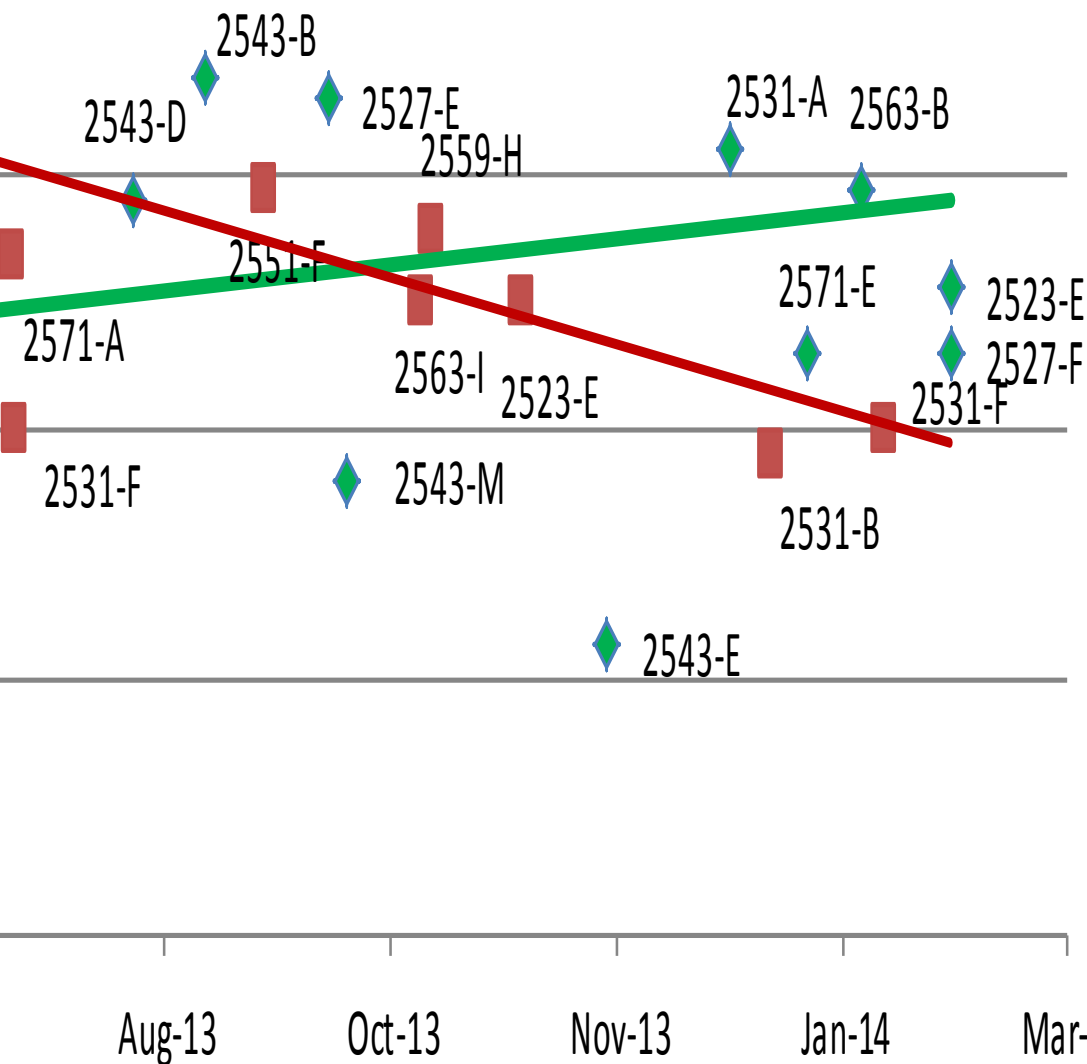
February 20—2579—ceiling leaking by fireplace

(Continued on page 5)



Home Sales

2575-A



Helpline Log

(Continued from page 4)

February 20—2567—basement is flooded

February 21—2571—appreciate roofs being raked; but ice pile is now on walkway and driveway

February 21—2543—water coming into garage; post on sidewalk in bent; issue with neighbor

February 21—2571—trash not picked up

February 21—2567—thank you for removing snow from roofs

February 21—2571—excited roofs are cleared off; but now snow is on patio and concerned about water in basement; shingles in pile

February 21—2579—thank you for shoveling roof

February 21—2551—parking lot slippery; fell; please salt

February 23—2579—looking for a pet sitter

February 24—2523—overdraft fee because dues were taken early

February 26—2531—recycle bin blew away

February 26—small busi-

(Continued on page 6)

Helpline Log

(Continued from page 5)

ness loan company solicit-
ing services

February 26—2531—would
like a call in regards to the
association fee

February 26—2551—thank
you for removing the snow
mountain

February 28—small busi-
ness loan company solicit-
ing services

February 28—2519—dog
poop by mailboxes; neigh-
bor hit garage and knocked
off weather stripping

February 28—2579—who
pays for electricity to accent
lights?

Roofing Project: It was communicated to Lee that Domack owes GL Construction \$64,000. Association has received indemnification documents from Domack making the Association no longer responsible for outstanding bills. What funds will cover costs of vent repairs tabled until March meeting.

MBCA Website: Notification sent to realtors and title companies regarding new website address.

Reserve Study: Contract and retainer sent to Reserve Advisors. Sarah Girls will meet with Blazak and Spence on 3/12/14 at 9 AM.

Develop Policy/Procedure for Responsibility of Door/Window Maintenance/Repairs/Replacements: Table for March.

2543-H (Maddix/Mathy) Land Contract: Table for March.

Miscellaneous:

- Furnace air intake location—Tabled
- Dog Violation \$50 Fines sent to 2535-E (Otradovec) and 2539-E (Whitney)

Letter sent to 2579-C (Mancl) regarding parking

2579-C (Mancl): Owners appeared before board to discuss a landscaping proposal for the island area. Owners will submit a detailed drawing for consideration for the March meeting.

Adjourn: Meeting adjourned at 6:30 PM.

Biannual Membership Meeting Called to Order: 6:30 PM

Sixteen owners were in attendance.

Financials: Wieber made available to owners a pie chart showing how an individual's condo fees are earmarked that shows the greatest amounts go toward the reserve fund and property repairs. Also available to owners were the 2013 actual and 2014 proposed budget. In 2014, \$77,880 of the reserve funds will be spent on the following improvements: total asphalt replacement on the west side; total concrete replacement of the east side driveway entrance apron; and sidewalk replacements. With the dues increase, a larger portion is deposited in the reserve fund for future repairs/maintenance.

Open Forum:

- Lee informed owners that no liens have been filed against the Association. Lien waivers have been received from all contractors except GL Construction.
- Future improvements include an island separation at the east side entrance and wooden signage identifying MBCA. Owners are welcome to submit logo ideas for the signage.
- Owners present agreed that a contractor needs to clear sidewalks of snow versus leaving it up to the homeowner to clear; not in favor of a community garden.
- It was suggested that owners check with their home insurance agent regarding adding a special assessment endorsement to their policy. If the Association levied a special assessment for a project, the owner would only pay the deductible.
- Owner in 2571 stated dissatisfaction with gutter situation, snow and ice covered air conditioning unit and rain coming in upstairs window.
- Refuse on curb—Post informational flyer on all units regarding village procedure for furniture and electronics. It was also suggested a \$50 fine be incurred if the culprit is identified. If an owner can identify culprit, please call the help line.
- Other items regarding building 2567—Patios need replacement due to top layer is flaked off and should be pitched away from building. Patio replacement is owner's responsibility. Sidewalks in the front need to be pitched away from the building. Owner inquired about replacement of door handles. This is an owner's responsibility.

Owner in 2579 suggested that snow removal contractor do a swipe behind the building to push snow to one end in case of an emergency.

Adjourn: Meeting adjourned at 7:45 PM.

Next Board Meeting: Board of Directors Meeting: Wednesday, March 26, 6:30 PM, Blazek, 2543-B

Board of Directors Meeting: Wednesday, April 23, 6:30 PM, Dier, The Gutter