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Board of Directors

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

6th Annual Rummage Sale

Saturday, May 17th

7:00 a.m.—1:00 p.m.

Please join us for our sixth annual Mountain Bay Condominium Association rummage sale.

The event will be held Saturday, May 17th, from 7:00 a.m.—1:00 p.m.

Each homeowner is invited to individually participate in his or her own garage and parking space immediately in front of your garage.



We will post notices on craigslist.org and at rummagewi.com. To help get

more people here, post your own craigslist ad of your big ticket items. Often rummage sale shoppers plan ahead. Social media is a great way to get the

word out as well about your sale.



Whether you plan on selling, buying, or

just getting out and seeing your neighbors, we hope you enjoy this community event. This is always a fabulous way to showcase our neighborhood in a positive manner. Make it a great day! Happy selling!

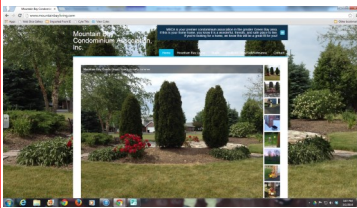
Bugle Online

Don't forget that the Bugle can be found online at www.mountainbayliving.com.

If you are not receiving the electronic copy of the bugle emailed monthly, visit our website to sign up. Simply click the *Bugle* tab; then under *Subscribe to the Bugle* fill out your email address, first name, and last name, then click the *submit* button. We hope you enjoy the convenience of accessing the Bugle with just a single click.

Don't forget to visit our website for helpful hints about our community. We always welcome comments and suggestions as we aim to make our site a valuable tool for homeowners, home buyers, and Realtors.

Join the 110+ subscribers to the online bugle today!



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

Putting the Unity in Community

Did you know that in our small community on Telluride Trail there are three separate associations? For many of us this is old news. But does it make sense?

Mountain Bay Condominium Association, Inc. is by far the largest. We are made up of 12 buildings and 125 units, including buildings: 2519, 2523, 2531, 2535, 2539, 2543, 2547, 2551, 2567, 2571, 2575, and 2579.

Cardinal Crossing Condos (CCC) is made up of 23 units from buildings 2559 and 2563. Daniel A. Schmidt (DAS) condo association is the smallest with just a single building, 2527, with 10 units.

With different developers, builders, and key stakeholders over the years these buildings—built over a span of nearly a decade from the mid-1990's through the mid-2000's—had allowed for various factors that led to separate associations.

From an outsider's point of view, it is bizarre. From an insider's point of view, it has become just a fact of life. But, rumblings have begun to try to understand what is best for the future.

Our goal at MBCA is to help upkeep and beautify our property today while strategically budgeting and planning for future expenses to avoid the need for special assessments in the future.

Try as we might to do our best, the truth

is that divided we have no say in what happens to the maintenance and exterior appearances of the three buildings from the other two associations. If those buildings began deteriorating around us in the future, it would affect our community and home values in a negative way. These three buildings stand in the middle of our association—literally dividing MBCA into an east side and west side group of buildings.

While only the whisperings and thoughts have begun, nothing can or would be done without the following two criteria:

- 1) A super majority vote approval of the merger would be needed by all members of all three associations. (This means each unit owner would vote to have a say in this merger.)
- 2) The other associations would have to contribute reserve amounts at least equivalent to the amount of money MBCA holds in its reserve account per unit owner at the time of the merger.

This all, of course, is a long shot as it would require a unified and determined effort by all parties. However, the long term stability of our association depends on the like-mindedness and resolve to be united for a common good.

Biannual Meeting

The biannual meeting is coming up this July. Mark your calendars for Wednesday, July 23rd at The Gutter , 2310 Lineville Road in Suamico.



Email: mountainbaycondoinfo@gmail.com

Helpline: (920) 593-2615

Helpline Log

April 14—2571—water in basement; sump pump is not working

April 14—2547—problem with elbow of eaves trough

April 16—2575—enjoyed flyer from Allied Insurance shared in hard copy; entertained by helpline log, especially 2519; bugle is well written

April 16—2571—2579 residents double parked and causing ruts in lawn; white car left in parking space too long; please fine
April 17—2571—what color should deck be stained?

April 18—2519—lawn greening up; but brown where snow equipment was parked; called village about water pipe sticking up

April 25—looks “ghetto” that salt

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Mountain Bay Condo Association

Board of Directors Meeting and Biannual Membership Meeting

Meeting Place: Jon Lee, 2543-N

Wednesday, April 23, 2014, 6:30 PM

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

Secretary’s Minutes: Regular monthly meeting, March 26, 2014--Minutes accepted as received.

Treasurer’s Report—Balances as of March 31, 2014:

• Checking Account Balance: \$4,475.32
General Reserve Balance: Savings: \$73,516.47; Investment: \$101,508.91

Helpline: Reports of water in basements; sump pumps; report of explosion; cars and parking on west side; requests for deck color; procedure for mold issues; gutter problems; snow removal lawn damages; miscellaneous issues with auto pay for dues.

Maintenance Report:

- 2547-L (Brunette) Reported leaking gutters. Lee did some repairs and Dean Poels will fix the remaining issue and recaulk.
- 2571-I (LeClaire) Dean Poels will level a/c unit.
- Damaged downspouts at various locations. Dier will take a count of damaged downspouts. Dier will look into rollout downspouts.

Garage door painting and replacing weather stripping. Lee will take a count of garage doors that need painting.

Bugle: Good information for homeowners in April issue.

E-Mail Vote:

4/15/14—Board approved an estimate of \$600 submitted by Pouwels Basement Specialists to repair a crack in basement of 2571-A (Wiegand).

PROJECT UPDATES:

Water in Basement:

- 2567-A (Lord) SureDry was to be contacted by Lord. Wieber will follow up with status of repair.

2571-A (Wiegand) Pouwels Basement Specialist will repair crack.

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Helpline Log

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buckets are still out
 April 25—2519—
 ground is eroding
 away under sidewalk;
 backyard isn't
 pitched; back step of
 deck doesn't hit
 ground anymore
 April 25—2539—sump
 pump needs to be
 checked
 April 28—2539—sump
 pump needs to be
 checked
 April 28—2535—
 questions about
 maintenance of doors
 and lights
 April 28—2567—has
 made improvements
 upon condo
 April 30—no message
 left

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Insurance Coverages & Notification to Owners: Handout from MBCA and Allied Insurance Centers was distributed to each homeowner.

Website: Wieber will remove ads.

Reserve Study: The preliminary result of the reserve study was received electronically. Zelenski has the hard copy.

2543-H (Maddix/Mathy) Land Contract: Zelenski stated to Maddix that the deadline to file a land contract is 5/15/14. There will be no extension of time in this matter. If no land contract is filed by the deadline, the fine will be imposed immediately. Per the By-Laws, 3.10 Membership, proof of ownership for membership in Association (certified copy of deed or land contract) shall be delivered to Association by the transferee or vendee. It is to be related to the bank or title company upon closing that proof of ownership needs to be filed with the Association.

Rules & Regulations Rewrite: All to review and discuss at May meeting.

West Side Overflow Parking: Lee will clarify the parking, i.e., duration/timeline of two weeks, and this language will be incorporated into the Rules & Regulations.

Asphalt Quotes: Dier will solicit for quotes later in the summer.

Sidewalks & East Side Entrance Apron: Dier will contact contractors for quotes. The idea of installing a boulevard at east side entrance was recommended.

Painting: Garage door painting and replacing weather stripping, posts in supporting posts in front of 2575—Lee will have Ali Yurttas paint his garage door as a test case to determine materials, cost and time.

Budget: Blazek handed out the actual year-to-date report for the last four months.

Roof Ridge Vents: Lee will contact Domack regarding repairing their error. If no feedback from Domack, Lee will contact Pete Umentum for a quote for correcting the installation of the ridge vents.

Long-Term Goal--Consolidation of the Three Associations: Blazek handed out information on the dollar amounts needed to have the other association owners financially equal to MBCA owners. Lee will draft a letter for discussion at May meeting.

Beautification Budget for Garden Club: Board approved \$500 at this time. A request for more funds can be revisited at a later date.

Association's Computer: Board approved \$180 to repair computer due to a virus.

Miscellaneous:

- Furnace air intake location: Wieber could not find any documentation regarding positioning of intake.
- Gutter cleaning of buildings along the trail: Wieber and Zelenski will check their gutters.
- Salt bucket pick up: Blazek will arrange to have salt buckets and containers collected and stored.

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- Dier will investigate a tool that is available for turning off the sprinkler system if necessary. Lee and Blazek will devise a procedure in order to be made aware new owners.

Adjourn: Meeting adjourned at 8:22 PM.

Next Board Meeting: Board of Directors Meeting: Wednesday, May 21, 6:30 PM, Dier, TBD

NOTE: May Meeting Changed to the 3rd Week in May

Board of Directors Meeting: Wednesday, June 25, 6:30 PM, Jackie Poels, 2551-P

Board of Directors & Biannual Meeting: Wednesday, July 23, The Gutter or Meadowbrook Park Pavilion



Photo Submitted by: Jon Lee, 2543-N



Photo Submitted by: Judy Blazek, 2543-

