

Blackhawk Lofts Condominiums

Annual Meeting

5/20/08

MINUTES

CALL TO ORDER

Kelly Erickson, President of The Blackhawk Lofts Condominium Association, called the meeting to order at 7:00 PM.

UNIT OWNERS PRESENT

UNIT	OWNER	UNIT	OWNER
9322	Thomas Coyle	9352	Larry Quarne
9324	Matthew Garrison	9354	Stephen Nickels
9328	Alan Van Amber	9356	Shallie Steel
9330	Debra Martinelli	9358	Jackie Weisser
9332	Mary Larson	9360	Jeffrey J. Halverson
9334	Kelly Erickson for Urban Solutions	9362	Pete & Lyndsay Wilson
9338	John P. Buettner	9368	Kelly Erickson for Urban Solutions
9340	Derek Blakeslee	9372	Susan Erickson
9342	Tim and Crystal Hansen	9374	Brian Rusch
9344	Kelly Erickson for Urban Solutions	9376	Beth Ripp
9346	Kelly Erickson for Urban Solutions	9378	Anita Prem
9348	Jennifer Garber	9380	Tim Schuler/Kristin Sawyer
9350	Amanda Frigge/Paul Ruplinger		

A quorum was reached with 25 of 30 members present.

PRESIDENT'S REPORT

Kelly Erickson re-introduced the Board of Directors with their contact information:

Kelly Erickson	President	kerickson@erdmon.com	502-314-9450
Mike Hershberger	Treasurer	Mike@urbanresults.com	608-274-3100
Tom Coyle	Secretary	tccoyle@coylecarpet.com	608-239-4968

We have hired a new management company:

The Carryl Company	
4915 Monona Drive	P: 608-222-9580
Suite 206	F: 608-222-4887
Monona, WI 53716	

If May dues have not been paid please send directly to the above address. June dues will be done in the same way. We are hoping that by July we will be able to pay dues electronically; updates to follow.

From this point moving forward any new issues that may arise with common elements of the buildings and land should be submitted directly to the Carryl Company, when this is done there will be an assessment to The Association. If you have an issue with your individual unit please contact the Carryl Company and you will be assessed individually.

All existing issues, which Urban Solutions and/or Krupp are aware of should continue to be remedied through them. If you feel that your issues are not being dealt with feel free to contact a board member for assistance.

An annual fire inspection was completed in May, a notice was given stating: All items in front of electrical panels and meters must be removed before they re-inspect on 6/7/08.

NEW ITEMS

Kelly Erickson and Lyndsay Wilson brought up the notice of roadwork to take place on Old Sauk Rd. They were able to get drawings of the proposed plans and have found a median is to be place in front of the Blackhawk Lofts entrance with no break in it. This means to travel East on Old Sauk Rd you would need to make a U-Turn. All present were not in favor of this plan. Lyndsay volunteered to attend an upcoming Madison City Planning meeting to voice all of our objections with these plans. More information will follow.










Debra Martinelli voiced concern about the drainage from the downspouts next to each units front porch. Lyndsay Wilson said she had a building inspector to her unit and the inspector also noticed this issue. Lyndsay said that once the inspector finalizes the report she will distribute it to the Board.



Beth Ripp asked if it would be possible to remove the large sign in front of the first building. Kelly Erickson and Tom Coyle said they would speak to Urban Solutions about removing this sign.



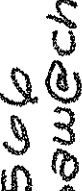


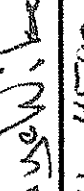
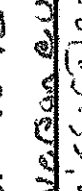

ADJOURNMENT

There was no further business. The meeting was adjourned at 7:45 PM.

The next scheduled meeting is to take place on the first Tuesday of May 2009.

Owner Name	Unit #	Contact Info	Signature
Stephen Nickels	9354	Snickels @ ipswitch.com H: 821-0439 C: 346-4186 L Quarke @ yahoo.com	
Larry Quame	9352	235-0545 PRUPLINGER@GMAIL.COM	
Amanda/Frigge/Paul Ruplinger	9350	608-239-9523 jennifergarber@hotmail.com	
Jennifer Garber	9348	608-229-8085	
Mike Hershberger	9346		
Mike Hershberger	9344		
Paul Tim & Crystal Hansen	9342	P.hansene@charter.net (920) 277-9848	
Mike Hershberger	9340		
John Buetner	9338	jbuetner@tds.net 608-827-5825	
Ling Pao	9336		
Mike Hershberger	9334		
Mary Larson	9332	larson_mj@hotmail.com Phone: 203-6364	
Debra Martinelli	9330	debhikes2@gmail.com cell - 608.847.4343	
Alan Van Amber	9328	vanamber@frontier.net	

Owner Name	Unit #	Contact Info	Signature
Gery Czubak	9326		
Matthew Garrison	9324	698-1535 mgarrison@uwahawaii.com	
Tom Coyle	9322	239-4968 TFCoyle@gmail.com	

Owner Name	Unit #	Contact Info	Signature
Tim Schuler/Kristin Sawyer	9380	714-552-1849 kristene@retawire.com	
Anita Prem	9378	714-642-2002 tim@retawire.com anita.prem@hotmail.com 206-1618	
Beth Ripp	9376	827-5566 westpow@charter.net	
Brian Rusch	9374	206-3626 brusch@engind.com	
Susan Erickson	9372	203-5785 romieu@charter.net	
Alex & Maya Garbuz	9370		
Mike Hershberger	9368		
Brian/Sherry Austin	9366		
James Cardarella	9364		
Wilson/Pete & Lyndsay Wilson	9362	wilsonp@yahoo.com 608-345-5358 Lyndsay Wilson 608-658-7838	
Jeff Halverson	9360	612-281-4592 jhalverson@uwalumni.com	
Jackie Weisser	9358	Ljacieweisser@aol.com 414-840-5050	
Shallie Steel	9356	608-213-4408 Shallie.Steel@hotmail.com	