

Badger Village Townhomes Association  
Annual Member Meeting  
Tuesday, September 10, 2024  
**DRAFT1 — APPROVAL PENDING at the 2025 ANNUAL MEETING**

1. Welcome – Fran Bradley
2. Quorum Report (from registry, 51% or 75% of 36 units) – Joyce Groenke  
19 attendees allowed business to be conducted.
3. The September 11, 2023, annual meeting minutes were approved. Joyce Groenke
4. Treasurer’s Report – DeWayne Gallenberg

Net Worth - As of 9/9/2024	
Account	9/9/2024 Balance
<b>ASSETS</b>	
Cash and Bank Accounts	
Checking	32,609.48
Reserve Fund	50,636.56
<b>TOTAL Cash and Bank Accounts</b>	<b>83,246.04</b>
Other Assets	
CD	73,811.96
<b>TOTAL Other Assets</b>	<b>73,811.96</b>
<b>TOTAL ASSETS</b>	<b>157,058.00</b>
<b>LIABILITIES</b>	
	<b>0.00</b>
<b>OVERALL TOTAL</b>	<b>157,058.00</b>

## Income/Expenses-Summary

9/1/2023 through 9/1/2024

Amount

<b>INCOME</b>	<b>89,573.33</b>
Association dues	85,968.00
Interest Inc	3,605.33
<b>EXPENSES</b>	<b>-71,474.76</b>
Uncategorized	0.00
Administrative Expenses	-561.82
Antivirus Software	-162.18
Member Meetings	-40.00
Website fees	-359.64
Building maintenance	-4,282.23
Concrete	-4,282.23
Insurance	-42,344.63
Landscaping	-1,070.00
Lawn and snow	-20,546.40
Misc.	-150.00
RPU Service Assured	-1,399.68
Taxes	-1,120.00
Federal taxes	-641.00
State Taxes	-219.00
Tax Prep	-260.00
<b>OVERALL TOTAL</b>	<b>18,098.57</b>

### 5. BVTA Progress Report – Fran Bradley

**Badger Village Townhomes Association  
Highlights from the Past Year**

1. **Trees**
  - Two new trees
  - Tree trimming completed
  - Watering help needed
2. **Repairs**
  - Siding
  - Sidewalks
  - Leaking vent
3. **Shrub trimming around utility boxes on Monroe**
4. **The winter that wasn't**
5. **Wet Spring yields healthy lawns**
6. **Association property insurance almost doubled**
  - Multiple agencies and companies surveyed
  - From \$21,231 to \$41,917
  - From Grinnell to Travelers
7. **10% increase in association monthly fees**
8. **Owner responsibility for landscaping around townhome**
9. **New owners & residents - Welcome**

- a. Minor projects were done.
- b. The Committee is always looking for volunteers to serve on the Committee.

7. Nominating Committee Report – Joyce Groenke

Three positions are open for election –  
Fran Bradley, Joyce Groenke and Rose Hickey.

Fran is retiring from the Board.

Gary Poulson has agreed to be placed on the ballot for election.

8. Board of Directors Election – Fran Bradley

Nominations were called for from the floor.

None being heard, Fran called for a vote by acclamation.

Tom Hallstrom made the motion and Linda Halone seconded.

Vote passed – Joyce Groenke, Rose Hickey and Gary Poulson  
were elected for two-year terms.

9. Other Business/Open Discussion – Fran Bradley

- a. The maintenance plan was updated in 2022 and was posted on the Web.  
DeWayne discussed the impact the increased insurance rates are having on the Association budget. Because of the increased insurance rates, the amount contributed to the reserve fund has been reduced to \$1,500/month, which significantly affects progress towards meeting the maintenance plan.
- b. Members should expect a 10% increase in Association dues to be instituted January, 2025, bringing monthly dues to \$225.00/month.
- c. The CD was renewed at Eagle Rock Bank for 12 months at 4.05% interest.
- d. The Board is always looking for new members. The monthly Board meetings are open for anyone to attend. Meetings are held the third Thursday of the month at 9:00 a.m. at DeWayne Gallenberg's home when DeWayne is able to host (there are a few months when he's not in town, and we meet elsewhere).  
(Thank you DeWayne).

10. Meeting adjourned.

Joyce Groenke, Secretary