

**MINUTES OF THE ANNUAL MEETING
OF THE MEMBERSHIP OF
ARBOR POINTE CONDOMINIUM ASSOCIATION, INC.**

**WEDNESDAY, MARCH 25, 2026 AT 6PM
HELD AT THE VILLAGE OF SLINGER COMMUNITY CENTER**

1. INTRODUCTION:

Owner and renter sign-in, collecting and certifying proxies, and verifying there is a quorum by the Secretary.

Secretary: 39 owners arrived on time, combined with 84 Proxies, for a total of 123 members, which met the minimum 92 necessary for a quorum. QUORUM VERIFIED

Total Owners Attending= 39
Proxies= 84
Total =123

2. CALL MEETING TO ORDER:

Dave called the meeting to order at 6:06PM.

All Board members present. President: Dave Hamiton, Vice President: Tracy Vetta, Treasurer: Sharon Jeampierre, Secretary: Lois Olson, Members-At-Large: Teri Frederickson, Gina Ramazini, and John Laufer.

3. APPROVAL OF THE 2025 MEETING MINUTES:

- a. Dave asked for a motion to approve the March 26, 2025 Annual Meeting Minutes. An approval was made by Jim Klug, and 2nd by Julie Bandolin. The motion passed unanimously.

4. PRESIDENT'S REPORT:

- a. Dave presented his yearly report, which included updates on current Association issues and concerns, necessary repair work completed on units so far, and updates on works in progress, including the progress on Phase 5. He also laid out the details of the Association's long term projections on future plans. Please see his attached report.
- b. The importance of prioritizing what needs to be done regarding buildings' exterior maintenance, driveways, road maintenance and landscaping, are an ongoing consideration as decisions are made. Our long range goal is to build up our funds while keeping up with repairs and maintenance.
- c. Ongoing concerns were also addressed; complaints related to unleashed dogs and proper disposal of dog waste, garage doors being left open, parking in the streets rather than garages and driveways, and the request to keep speed down on Woodland Way so speed bumps will not need to be reinstalled.

- d. The Board has been approached by some members with an interest in dividing the Association between 2-family and 4-family buildings. This would include 2 separate committees under one Board and one Declaration. We felt it necessary to obtain advice from our lawyer to clarify if this action would be feasible and how it would affect the existing Board and the documents that are presently in place. The Board is not necessarily promoting this option, but felt it was our responsibility to the members to look into it, and to present an explanation to all members. Dave invested a lot of time to compile a complete detailed explanation of how this could work. This document is attached. If there is not enough interest, there will be no more discussion on this issue at this time.

5. TREASURER'S REPORT:

- a. Sharon reported on our finances, as of February 28, 2026. The documents are attached.
- b. It was reported that 40% of the roofing material needed for repairs has already been purchased to secure cheaper pricing.

6. VICE-PRESIDENT'S REPORT:

- a. Tracy reported that the EasyHOA portal has been going well. She has been in consistent contact with the company to keep all of the various parts working smoothly! Tracy is stepping down from the Board, but has offered to continue to be a liaison between the Association and EasyHOA. Thank you, Tracy!

7. MEMBERS-AT-LARGE REPORT:

- a. Gina and Teri are our representatives for the Welcome Committee. They meet with all new owners and renters to go through Association documents and Rules and Regulations, as well as answer any questions.
- b. John Laufer updated us on the Phase 5 development. He stated his goal is to sell the units he is building, rather than renting. Renting leases are a minimum of 6 months.

8. ELECTION OF NEW BOARD OF DIRECTORS for a total of 7 Board Members.

- a. Thank you to those who volunteered to run for the board! Tracy and Lois are stepping down. Gina, Teri, and Sharon remain. Positions will be assigned at the next Board meeting.

Board of Directors for 2026

Gina Ramazini	Teri Frederickson
John Laufer	Sharon Jeampierre
Nick Nellis	Paul Malczewski
Dave Hamilton	

9. Members Q&A:

- a. There are a total of 17 rental units at this time.
- b. Sidewalk damage on Woodland Way will be addressed when units are complete.

- c. Landscaping will be addressed as the weather improves. Concerns about privacy will be considered.
- d. Concern about liability should anyone slip and fall on the driveways. We are liable.
- e. All outdoor lightbulbs will be replaced with dusk to dawn lights as needed.
- f. All emails and requests will be addressed as soon as possible.

10. ADJOURNMENT:

President Dave Hamilton asked for a motion to adjourn. Teri Frederickson made a Motion and Rich Meincke 2nd. Motion passed. Meeting adjourned at 7:12 pm.

Respectfully Submitted, Lois Olson, Arbor Pointe Secretary

Arbor Pointe Condominium Association, Inc.
2026 Annual Meeting
Wednesday, March 25, 2026, 6:00 - 8:00 pm

AGENDA

1. Owner sign-in, certification of the proxies, and verification of a quorum by the Secretary.
2. Call the Meeting to Order
3. Approval of the 2025 Annual Meeting Minutes
4. President's Report
5. Treasurer's Report
6. Vice-President's Report
7. Members-At-Large Report
6. Election of members for the Board of Directors
7. Election results
8. Q&A
9. Adjournment

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HELD AT THE VILLAGE OF SLINGER COMMUNITY CENTER

1. INTRODUCTION:

Owner and renter sign-in, collecting and certifying proxies, and verifying there is a quorum by the secretary.

Secretary: 34 owners arrived on time, combined with 105 Proxies, for a total of 139, which met the minimum 92 necessary for a quorum. QUORUM VERIFIED
Before voting began, 2 additional Owners arrived and were checked in.

Total Owners Attending= 36

Proxies= 105

Total =141

2. CALL MEETING TO ORDER:

Dave called the meeting to order at 6:03PM.

All Board members present. President: Dave Hamilton, Vice President: Tracy Vetta, Treasurer: Sharon Jeampierre, Secretary: Lois Olson, Member-At-Large: Nate Glassman.

3. APPROVAL OF MINUTES:

Motion to approve 2024 Annual Meeting Minutes by John Evans. 2nd by Greg Sterr.

4. PRESIDENT'S REPORT:

Dave shared his Letter For The Annual Meeting focusing on the importance of us being a self-managing Association and the extensive difference in cost as opposed to having to hire an outside company to manage the Association for us. He also emphasized that, as a Board, we are not professionals. We are your neighbors trying to be as frugal and efficient as possible. If we make a mistake, it is not intentional. And, if you feel we are doing things wrong, feel free to join a committee to help make it right. Dave then shared an extensive list of the many Association accomplishments this past year, 2024 (see attached). Dave also shared the projects planned for 2025 (see attached).

5. TREASURER'S REPORT:

Sharon Jeampierre, Treasurer, gave an oral update on current finances. The complete February 2025 financial report will be presented, passed, and attached to the minutes at the next Board Meeting (see attached).

1:39 PM

03/10/26

Accrual Basis

Arbor Pointe Condominium Assoc Inc
Balance Sheet
 As of February 28, 2026

	Feb 28, 26
ASSETS	
Current Assets	
Checking/Savings	
Forte Checking	
Reserve Accounts	47,833.09 ✓
Associated Bank MM	
Forte MM Account	70,477.91 ✓
	217,005.65 ✓
Total Reserve Accounts	287,483.56
Total Checking/Savings	335,316.65
Accounts Receivable	
A/R	-27,780.00 ✓
Total Accounts Receivable	-27,780.00
Other Current Assets	
Tax Estimates	
Federal Tax Estimates	3,500.00 ✓
Wisconsin Tax Estimates	1,000.00 ✓
Total Tax Estimates	4,500.00
Total Other Current Assets	4,500.00
Total Current Assets	312,036.65
TOTAL ASSETS	312,036.65
LIABILITIES & EQUITY	
Equity	
Retained Earnings	255,793.68
Net Income	56,242.97
Total Equity	312,036.65
TOTAL LIABILITIES & EQUITY	312,036.65

3/25/2026

Arbor Pointe Members,

Thank you for attending the Annual Meeting tonight!

We are pleased with the progress of Phase 5. There are 48 of 68 units completed or started to date.

In 2025, we replaced three roofs and repaired three of the bays on the 4-family buildings. We are planning on replacing another three roofs and bays this year on 4-family buildings. Our contractor will decide which ones to do first based upon condition.

We repaired and painted the fronts of all but two of the 2-family units. We will complete the two remaining fronts and focus on the sides of all the two family units this year.

We are planning on repairing around ten of the driveways and possibly sealing all the driveways again. We're trying to keep this on a 2-year rotation. We must fill all cracks in the roads and driveways as well.

Costs continue to rise and we must prioritize what we spend our money on. With the completion of each new unit, our revenue per year continues to increase. Our long range plan is to complete the major exterior repairs needed for all the older buildings before the newer ones will need any serious repairs. We will always have driveways and roads that need maintenance. Failing to do this will only cost more for repairs in the future.

We will also continue to work on the landscaping and exterior lawn maintenance. This is cosmetic which we all agree needs attention. Unfortunately, this will take a back seat when building and road maintenance is needed. Once we have the expensive repairs completed and our funds built up, we will be able to address lawn care, bedded areas, and the overall appearance of our Association. Our long range goal is to build up our funds while keeping up with repairs and maintenance.

We do have a few concerns that need to be addressed:

There have been many complaints regarding dogs. Dogs must be on a leash at all times accompanied by their owner. Dog waste must be picked up, not left in the common area. Dog waste must be stored in your garage and not outside.

Garage doors are being left open. Per our Bylaws, garage doors must be kept closed unless you are working in the garage and/or driveway.

Dividing 2-and 4-family buildings under one Declaration

We would have one (required) Board of Directors with a division of equal members from 2-and 4-family units. The 4-family Board members would handle the day to day issues for the 4-family units and the 2-family Board members would handle the day to day issues for the 2-family units. Dave would still be willing to help manage repairs for both if asked. We would still have our monthly meetings as one Board but we would have two different agendas in the minutes. The Committees would present any issues to the Board before the monthly meeting for final approval. Any changes to the Rules & Regulations must have the majority of the respective members agree to them by ballot in writing before presenting them to the Board. The Board would then approve or deny the change. We would keep our Declaration, Bylaws and Rules & Regulations. Once the division is voted on and approved by the Membership and in place, our Lawyer would have to make the restated By-laws and Rules & Regulations very specific to each.

Once we get to 180 units, it will be difficult to manage that many people. We are saving a lot by self-managing. This is one reason the dues haven't gone up the last few years. There will be 33 buildings of 4-family units. This equates to 132 individual units to manage which comes to two and three quarter more units than the 2-family units which will be 24 buildings 2-family units which equates to 48 individual units.

We would split the money in our present accounts equally between the 2-and 4-family units, each of whom would have their own bank accounts once implemented. Each division will keep their own dues and income. They can adjust them as they feel is necessary. Once everything is completed at the rate of \$335.00 per month, the 4-family units will collect \$530,640.00 per year and the 2-family units will collect \$192,960.00 per year. That seems pretty equal for the number of units each side will have to maintain.

132 units at 335 per month equals \$530,640.00 per year or \$44,220.00 per month. 48 units at 335 per month equals \$192,960.00 per year or \$16,080 per month. The difference per unit is 2.75 versus 2.76 amount per unit. The percentage of funds per unit is almost equal.

We would have to come up with a separate budget for each division and one for the entire community.

We can use this percentage number for any of the shared costs we might incur like insurance, erecting a structure/entry sign off Stoney Lane etc.

We would split the cost of maintenance for Woodland Way and the sidewalk which would be for snow removal, road repair etc.

**Arbor Pointe Board of Directors
Annual Meeting 2026
Board Nominees**

Mark Christopher:

I have 40 plus years of broad and diverse background in legal affairs and finance working both for private law firms and businesses. There have been cases holding condominium and homeowner's associations liable for acts of contractors and their workers on association property. I believe that we can improve the legal practices, reduce legal risks and enhance our financial planning. I am a certified public accountant and member of the State Bar of Wisconsin. My educational background follows: J.L. Kellogg Graduate School of Management – Northwestern University, Executive Master's Program in Business Management, Awarded M.M. Degree (with honors); University of Michigan Law School Awarded J.D. (cum laude); University of Wisconsin-Madison. Major in Accounting, Awarded B.B.A. (with honors).

Paul Malczewski:

Paul Malczewski is a condo owner and technology entrepreneur. He previously founded DialHawk and currently owns GetLensly.com, a technology platform that helps businesses track performance and visibility on Google Maps. Paul's professional background focuses on improving systems, organization, and operational efficiency through technology. He is interested in serving on the HOA board to help support efficient association operations, improve communication with residents, and explore practical solutions that simplify processes such as dues collection while helping maintain strong property values within the community.

Nick Nellis:

I currently have lived in Arbor Pointe for almost 2 years and would like to help the Association and community as a member at large to assist in the greater good of all. I have spent 35 years of my career in the financial and Insurance industry with M&I Bank and currently with Northwestern Mutual at the home office in Milwaukee. I love living in the country, and Wisconsin has become a lifetime home for me. I grew up in Sussex as a child and then attended UW-Platteville after high school. So, living and growing up in small rural communities has always been a love of mine. I also have a love and passion for landscaping as for 10 years through high school and college, I worked at Johnson's Nursery in Menomonee Falls on crews landscaping hundreds of yards and businesses in the Milwaukee area. My view is that development is expected and welcomed, but I also want the residents that live inside that development to have minimal disruption to their everyday life that they have come to expect.

Barb Parente:

I have been a resident of Arbor Pointe for over 20 years. I am newly retired after working 21 years in an administrative role at a concrete packaging company and 13 years in the Transport Department at MA Wolf in Slinger scheduling deliveries and working directly with customers. I enjoy walking, whether it be in the neighborhood or in a park. For the last two seasons, I helped out with the Landscape Committee. You may have seen or chatted with me. I love to chat! I look forward to getting to know all of you in the coming days!