Arbor Pointe Condominium Association

Monthly Meeting of the Board of Directors

Tuesday, September 22, 2026

1. Meeting Called to Order

The meeting was called to order by President Dave Hamilton at 4:00 p.m. on Tuesday, September 22, 2026.

Present: President Dave Hamilton; Vice President Paul Malczewski via FaceTime; Treasurer Sharon Jeampierre; Secretary Gina Ramazini; Member-at-Large Teri Frederickson; and Member-at-Large John Laufer.

Absent: Member-at-Large Nick Nellis.

2. Approval of Meeting Minutes

John Laufer made a motion to approve the meeting minutes from August 12, 2026. Teri Frederickson seconded the motion. The motion carried.

3. Treasurer's Report

The Treasurer's Report as of August 31, 2026, was presented.

Account	Balance
Forte Checking	$18,185.18
Forte Money Market	$74,150.92
Total Reserve Accounts	**$74,150.92**
Total Checking/Savings	**$92,336.10**

4. Old Business

a. Owner Concerns and Updates
The Board discussed owner email concerns and provided updates on ongoing issues.

b. Roofing — 2026 Plans
The Board discussed plans to replace the roofs of the four-family units at **1721, 1725, 1727, and 1729 Woodland Way**.

5. New Business

a. 2027 Budget
The Board has begun preparing the Association's 2027 operating budget.

b. Pine Tree — Woodland Way and Stoney
The Board will contact the Village of Slinger to request that the pine tree located near Woodland Way and Stoney be trimmed.

c. Landscaping
Nehms has hired a new foreman to oversee all Arbor Pointe landscaping.

d. Two-Family Window Wells
The window wells of the two-family units will have moss and mold cleaned in late 2026 or spring 2027.

e. PLM Asphalt
Asphalt crack sealing on the roads and driveways, along with driveway repairs, will take place this fall.

f. Outlot Parking
The outlot parking area will be asphalted once all buildings are completed. The target completion date is the end of 2027.

6. Motion to Adjourn

John Laufer made a motion to adjourn the meeting. Teri Frederickson seconded the motion. The motion carried.

The meeting adjourned at **5:11 p.m.**