THESE MINUTES HAVE NOT YET BEEN APPROVED BY THE ASSOCIATION MEMBERS

Woodlands of Ville du Parc Condominium Association
Annual Meeting Minutes
September 15, 2025: 6:00 p.m.
Mequon Public Market
Mezzanine Level

Board Members: Present – Barbara Bornstein, Tyler Sattler, Leif Nesheim, Greg Richards
Absent – Don Vissat
Hunt Management: Present – Terry Handel

Comments: The meeting was held in the Mequon Public Market mezzanine during dinner time (6:00–7:00 p.m.). The City Hall, Library, and River Club were unavailable on acceptable dates. The public market was very noisy and no microphones were provided, making it very difficult for most attendees to hear what was being presented. This venue will not be used again.

Minutes:

I. Call to Order: Terry called the meeting to order at precisely 6:00 p.m.

II. Roll Call of Unit Holders and Proxies
Terry had residents sign in at the 'door'. Units represented in person were 22, with an additional 5 proxies presented. A total of 27 units were represented. Attendees were asked to introduce themselves and most gave their address and number of years here.

III. Proof of Notice of Meeting: Notice of Meeting was sent out August 28, 2025.

IV. Reading of Minutes of Preceding Annual Meeting
Several attendees moved and seconded a motion to approve the minutes without reading. The motion to approve the minutes was passed unanimously by oral vote.

V. Election of Directors
One seat was up for election for a 3-year term. Greg Richards (the incumbent) ran unopposed and no nominations were made from the floor. A movement was made and seconded to close the nominations, and Greg was reelected unanimously by oral vote. (I was unable to hear who made the motion and who seconded it.)

VI. Report of Property Manager
A. Terry reported that as of September 15, 2025, our Operating Budget had a monthly balance of $4,074.03 and our Enterprise Reserve balance was $174,030.15. Terry distributed and reviewed the income statement dated 7/31/2025.

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B. Terry noted that our insurance continues to rise substantially due to a national trend in the industry. Our insurance costs increased from $68,289 to $95,350 (+40%) this year. Many insurance carriers are no longer interested in insuring condominium associations. State Auto has been our insurance company for a number of years, although our agent pursues several competitive bids each year.

C. Terry mentioned that we have commissioned an audit of the 2024 books, which is underway, and that we will share the results once completed.

VII. Reports of Officers

A. President:
Barb Bornstein thanked Hunt Management, the Board of Directors, and the Landscape Committee for their effort and cooperation this past year. She also said Barbara Bedore thinks she will be able to return to her role as Chair of the Landscape Committee, but she wasn't sure when that would happen. Barb also thanked Sid and Barb Friedman for coordinating a wonderful summer picnic.

Barb set the expectations for another fee increase, stating the insurance cost increase alone amounts to $43 per unit per month. She also mentioned that last year we were able to partially offset the insurance increase by changing landscape vendors but that we don't have that opportunity this year.

Barb also reminded owners that if they wish to make either landscape improvements or building improvements, they must seek approval from the Landscape Committee (Barbara Bornstein, sub for Barbara Bedore), or Tyler Sattler (Buildings & Architectural).

VIII. Report of Committees

A. Landscape Committee—

- We moved back from David J. Frank to Northern Exposure as our landscape maintenance vendor, saving $11,000 per year. Feedback has been favorable.
- The west side of the entrance, which has been an eye sore for years, has been cleaned up and planted with ground cover that should survive the environment.
- The areas where trees were removed in the islands have been cleaned up and planted with new grass.
- Aeration and seeding are being done to improve yards.
- In the four worst yards, a number of trees will be trimmed or removed to allow more sunlight and additional seeding will be done this fall.
- Most dying or dead trees remaining are in back yards. Those endangering structures or that are eyesores from the street are being prioritized.

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- Bushes nearing their end of life in the Circle island are being prioritized for replacement.
- Homeowners are encouraged to improve their own properties with Landscape Committee approval.

B. Buildings/Architectural
Tyler Sattler reviewed the Architectural Repairs/Maintenance report for January through September 2035. The total expense to date was $163,951.

IX. Old Business
No old business was presented.

X. New Business
It was asked where we can find the Association Directory and Governing Documents. Terry and Tyler explained that the current documents are always available and updated on the Hunt Management Town Square website.

XI. Adjournment
A motioned to adjourn was seconded and approved. The meeting was adjourned at 6:50 p.m.

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