

Snapshot of the item below:

Shepherds Valley Condo Association Annual Meeting Minutes- July 16, 2026

Call to Order

President **Jan Koel** called the meeting to order at **6:31 p.m.**

Present:

Jan Koel, Shannon Kusel, Christine Kirchoff, Jill Badzinski, Jodie Makowski, Bonnie McHugh, Kathy Blackburn, Bonnie Ihlenfeld, Sarah Hoffman, and Robert Kniech.

Approval of Previous Meeting Minutes

The minutes from the **July 31, 2025** meeting were presented by **Shannon Kusel**. A motion to approve the minutes as presented was made by **Jodie Makowski** and seconded by **Jill Badzinski**. The motion carried.

Treasurer's Report

Account Balances as of July 16, 2026

- Checking Account: **\$2,478.75**
- Savings Account: **\$28,651.91**

Total 2025 Expenses: \$28,260.02

Expense	Amount
Water	\$4,326.34
Ahern Fire & Sprinkler (5-Year Maintenance)	\$2,342.24
Condo Registration (State)	\$25.00
We Energies	\$945.60
All Out Salt	\$687.50
Dekes Lawn & Snow (including December 2024 services paid in January 2025)	\$3,400.00
GFL (account closing)	\$551.75
Harter's	\$2,040.66
WB Insurance	\$5,762.00
Check Binder	\$21.51
Outdoor Light Bulbs	\$53.81

Water Softener Replacement (702)	\$1,940.00
Attic Vents	\$549.86
Sidewalk Repair (after \$810 city refund)	\$4,956.00
Sidewalk Permit	\$100.00
Utility Door Installation and Door Cost	\$425.28
Clipboard	\$7.33
Two Batteries	\$65.82
Exterior Dryer Vent Repairs (328)	\$59.32

Monthly Dues Increase Discussion and Vote

The board discussed increasing monthly condominium dues by **\$25.00 per unit**. Jan Koel noted that the last dues increase occurred in **2022**, when dues were also increased by **\$25.00 per month**. She explained that projected future expenses could significantly reduce the association's savings and highlighted several anticipated expenditures.

Estimated Additional Revenue from a Dues Increase

- \$20.00 increase per month = **\$3,840 per year**
- \$25.00 increase per month = **\$4,800 per year**

Estimated Future Major Expenditures

- 2–3 years: Blacktop sealing – approximately **\$3,000**
- 2–3 years: Tree removal – approximately **\$2,000**
- 3–5 years: Dumpster enclosures – approximately **\$2,500**
- 4–8 years: Major plumbing repairs – approximately **\$5,000**
- 5 years: Fire/Sprinkler 5-year maintenance – approximately **\$1,500**
- 5–8 years: 628 Building water softener replacement – approximately **\$1,000**
- Approximately 15 years: Roof and gutter replacement (last replaced September 5, 2013 costing \$65,000 for roof only) – approximately **\$95,000**
- Approximately 25 years: Blacktop replacement – approximately **\$65,000**

Vote Result:

A motion to increase monthly dues by **\$25.00 per month**, effective **September 1, 2026**, was unanimously approved by all owners present. The additional funds generated by the

increase will be deposited into the association's savings account and may be reassessed in the future if needed.

Property Maintenance Updates

Mailboxes

- The mailboxes at **702** are leaning slightly forward and, according to the City, need to be pushed back into proper position.
- Mary noted that her mailbox is not securely attached.
- **Steve Halberg** will complete the following maintenance items:
 - Mailbox repairs
 - Painting of the 702 entrance door
 - Gutter inspection
 - Inspection of the white pipe on the 628 building

Steve also offered assistance with garage panel installations for owners interested in adding panels. Any associated costs will be the responsibility of the individual owner.

Lawn Care Reminder

Owners were reminded to place chairs on lawn sections they do not want mowed by Derek and his lawn service crew.

Metal Recycling Bin: A metal recycling bin has been placed behind the garbage area for use by **David**, a local scrapper. Owners may place metal items in the bin for pickup. He will also take larger appliances but any costs associated with pickup will be the responsibility of the own.

Yard Waste Disposal

Owners were advised that old planter soil and yard waste may be disposed of behind the pine trees at the back of the parking lots..

The meeting concluded following discussion of all agenda items at 7:30pm.

Minutes submitted by:

Shannon Kusel