

Shepherds Valley Condo Association meeting

April 8 2025

Roll Call:

Present: Jan Koel, Shannon Kusel, Christine Kirchoff, Jill Badzinski, Jodie Makowski, Bonnie McHugh, Kathy Blackburn, Kelsey Trotnow, Denise Prebelski, Bonnie Ihlenfeld, Sarah Hoffman, Robert Kniech

Purpose of meeting:

- Handout provided to all owners prior to today's meeting regarding fluctuations and increases in the water bills over the last year (2/2024 thru 2/2025).
- 4 options provided for voting purposes on how the association will handle large increases in the water bill due to potential negligence of owners (running toilets, water leaks etc.)
- Jan will no longer be doing inspections herself in units- inspection will need to be completed on owners expenses (see below)

Discussion Items:

- \$1,524 increase in the water bill over the last year
- Inspection paid for by the association last year for 628 for \$250
- Discussion took place on points of view of water bill increase along with questions/concerns

Option 1 and definition:

- Ignore and pay extra expenses. Follow up an inspection and have unit owner reimburse if leaks are found
 - Association would pay for inspection and unit owner is responsible for any repairs needed

Option 2 and definition:

- Charge a fine for causing leaks and not repairing in a timely manner
 - Inspection of building will be needed- fine would be the unit owner(s) who have been identified has having issues- responsible for paying the inspection fee and reimbursing the association for this amount along paying costs of repairs needed in unit)

Option 3 and definition:

- After the inspector finds cause of the increase in bill, if it is due to non-maintenance, the owner shall pay for the inspection and reimburse the Association for an increase in water bill
 - Inspection of building will be needed- fine to the unit owner(s) who have been identified as having issues- fine is the inspection fee
 - Reimbursing the association by paying the overage on the water bill for that quarter (s)
 - Responsible for paying for repairs in unit

Option 4 and definition:

- Install meters for each individual unit
 - Plumber comes in and places valves- bill for installation of meters is about \$1,200 total- thought is that the association would pay for this
 - Each unit owner is responsible for cost of own meter-meter from city ranges in cost and estimating cost of \$1,800-\$2,000 per unit

Results of Voting:

- All owners in today's meeting agree that each unit owner needs to be responsible in repairing any water leaks or anything in unit that may ultimately affect water usage, **PROMPTLY!!!!!!**
- Votes casted anonymously in meeting- **Option 2 is the final decision**
 - 7 owners voted for option 2
 - 5 owners voted for option 3

To Do's:

- Jodie will go back to 2023 and provide data on water usage to compare to 2024- will contact West Bend Utility (Jackie) for the last 3 years of bills
- Need to decide on \$ amount- what would trigger an inspection (large increase in bill for sure- usage amount to be determined after looking over last 3 years of bills)

Total Expenses. 2025.

Water 4,326.34

Ahern Fire + Sprinkler (Syr maint fee) 2,342.24

Condo Regist 25.00 with STATE

We energies 945.60

All out Salt 687.50

Dekes Lawn + Snow (+ Dec 2024 pd in Jan 2025) 3,400.00

GFL 551.75 (closing out account)

Harters 2040.66

JB Ins. 5,762.00 = \$20,081.09

MISC: \$8,178.93

neck binder 21.51

outdoor lightbulbs 53.81

20 softener for 702 1,940

tic Vents 549.86

sidewalk repair After 816 refund from city 4956.00

sidewalk permit 100.00

lity door; 150" install 275.28 for door

board 7.33

batteries 65.82

1st vents outside 628 59.32

TOTAL
\$28,260.02

Shepherds Valley COA

2026 Budget*

Cash on Hand	\$35,365
Remaining dues	<u>\$32,600</u>
Total	\$67,965
Expenses:	
Trash & recycling	\$ 2,271
Property Insurance	6,470
Mowing and plowing	3,400
Water bill	5,170
Water softener salt	800
Fire and sprinkler inspection	1,000
Electric bill	1,134
Office supplies	25
State filing	25
Gutter cleaning and sealing	300
Asphalt sealing (N/R)	3,000
Unforeseen	<u>1,200</u>
Total Expenses	\$24,795

Balance: \$67,965 - \$24,795 = ~~\$43,170~~ ^{\$}43,170

*Submitted 3/2026