

Annual Meeting Minutes
Whitnall Edge Condominium Association
December 11th , 2024 6:00 P.M. - Clubhouse

Call to Order / Attendance (6:05p.m.)

Lyn Jenei, Vice President
Karen Kartheiser, President

Diane Wurdeman, Director (late)
Monica Weiss, Secretary
Deanna Beine, Ogden & Company, Inc.

A motion was made, by Jim from 10345, to move the agenda item of the Board Member Election to first. Monica 2nd that motion & nobody opposed.

Board Member Election: Karen Kartheiser ran unopposed for a 3 year Term. Congratulations Karen!

Review Annual Meeting Minutes

- Karen motioned to approve the Annual Meeting 2023 Minutes (Nov 29th), with changes to Board Member term length, and the Board Approved, with said changes.

Review of 2024 Financials

- Monica motioned to approve the Financial reports Year to date 2024: Lyn seconded and the Board Approved.

Committee Reports: Lyn reported the Pool Heater and Filter were replaced, next year the Club-House Floor will be updated with half Carpet and half Hard Floor. The Pool Committee needs to hire a new Property Management Company, so they will be talking to multiple Companies.

Homeowner Concerns:

Please email deannab@ogdenre.com or call 414-270-4179 or enter into the Ogden Condo Portal, to have homeowner concerns addressed prior to the board meetings. This makes sure that your issue(s) are addressed in a prompt and timely fashion.

We have a Quorum tonight. 18 Owners came to the Annual Meeting.

The idea of surveying both Phases, about the Clubhouse and Pool was suggested, more information in the future.

10400 - One of the Trees limbs are dying, also the Hallway hasn't been painted in years.

There is graffiti in a couple of areas, like on a recycle dumpster cover and Electric box.

10364 – Plum Tree hasn't trimmed branches hanging very low over our land.

10340 – Resurface/replace Unit Door process. Must match existing color, if using a temporary door, while work is done, just let BoD know how long the temporary door will be in place.

10259 – Patio has a hole in the concrete. We are already on the list for Concrete work this Spring (this item is included in the scope of work).

6464 – The Basement window well covers are broken. Can insulation be looked at, in the Basement at the top of wall where it meets the first floor? Owners that work 2nd Shift would like the timing of mowing, be changed.

10237 – Floor Tile is cracked by the back door, it is covered by the Rug.

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10416 - Dried dust/lint is caked on the dryer ducts. Can the dust be cleaned off the ducts?
Owners with Pets please clean out Washers and Dryers of pet hair. It's getting on your neighbor's clothes.

Residents with dogs or other support animals must send a Doctors Letter for Service Dogs, etc., because we can only have 2 Cats as pets, per our governing docs.

A homeowner shared information that a Car Wash is going into the strip mall parking lot, in front of our neighborhood.

How to Contact Pool Committee:

To contact Commons/WECLLP Property Manager for Pool/Clubhouse questions or Clubhouse Renting - Email ***WEcommonsLLP@Gmail.com***

Closed Session:

Karen motioned to approve the Kaman & Cusimano proposal for the Community Protection Program for \$2000.00, annual payment. Lyn 2nd. All were in favor, motion approved.

2025 Board Members:

Karen Kartheiser is Vice President

Lyn Jenei is President

Diane Wurdeman is Director

Monica Weiss is Secretary

Adjournment: 7:50 p.m.

Next Annual Meeting Date was not set up.