Delafield Country Aire Condominium Association

Annual meeting Tuesday, February 10, 2026
Lake country Lutheran high school

Delafield Country Air condominium association annual Meeting

Tuesday, February 10, 2026

Lake Country Lutheran, high school

1. A welcome and determination of quorum was met. There were 13 owners and two via proxy. All board members were present. Chad Torkelson president, Jeremy Kontney, vice president, Janet Warren, secretary, Carrie Haanstad, treasurer, and Rich Hansen member at large.

The meeting was called to order at 6:30 PM. Motion by Janet Warren seconded by Carrie Haanstad.

2. The minutes from the 2025 annual meeting were reviewed and approved. Motion by LoraLynn. (4887) And seconded by Katie(4863)

3. The president's report was given by Chad Torkelson.

4. The financial report was given by Tony Rondinelli

a. The 2025 expenses were reviewed and all expenses have been paid.

b. 2026. Budget was reviewed. All owners received printed copies of the budget and expenses.

c. Our current operating cash has $18,027.22 and the reserve account currently has $102,876.59 for a total cash asset of $120,903.81.

5. Old business/Association update

a. All the garages have been painted and trim repaired

b. Sidewalk/concrete work was completed

c. 4835 lentil/Masonary work has been completed. That leaves two buildings left to complete.

d. All entry doors have been painted. However, the new numbers will be placed on the doors this spring. RES will have maintenance complete that this spring.

e. The latch on the west dumpster is still broken.

f. Guthrie and Fry have put a screen into the plumbing lines for the sediment problem at 4835 building. A few units have noticed sediment in their sinks, toilets and washers. The lines were flushed in January. The problem is better.

6. New business/Association Updates

a. A new water softener was installed in 4863

b. New thermometers were installed in all the watersheds to help monitor and regulate the temperatures.

c. The remaining two buildings, 4875 and 4863 will have their lentil and masonry repair work done this summer of 2026

d. Masonary work and repairs to the garages, that were found last fall, will be completed this summer of 2026

e. The balconies will be painted this summer by the same company that painted the garages. The cost will be $13,500. The company will also do any repairs that they encounter.

f. The new rule regarding no loose bird feeders is currently in place. Each owner may have two Suet feeders or hummingbird feeders or one of each. With the maximum of two.

Election of board members

a. There were no new nomination for any board members. The current board will stay on. All board members accepted their current positions. Motion by LoraLynn (4887) & seconded by Carrie.(4863)

7. Owner questions/concerns

a. 4863 Unit 1 has a tarp placed on the balcony floor above her. There's a concern that this may rot the wood.

b. Some owners are still not breaking down their large boxes before they throw them into recycling. This is a recurrent problem. All owners should try to breakdown large boxes before placing them into the recycling..

c. The cause for water stains on the ceiling has been resolved at the 4835 building

d. All heaters were checked in the watersheds this winter. 4875 watershed had to have a new heater put in as theirs was not working. It was recommended that the permanent floor heaters be removed. And also the portable heaters removed during the summer to help them last longer.

e. The water sheds and storage shed will be cleaned out and organize this summer. A few board members have volunteered to do this.

f. It was brought up regarding over decorating on the patios and common area. The owners voted. A new policy will be set in place. No more than 10 items may be out for decorations. This includes holiday or summer decorations. It also includes on and off your patio for a total of 10 items. Furniture will not be counted as a decoration. Strings of lights are counted as one item.

g. A concern at 4875 unit 2 has a lot on their balcony. The two concerns are the weight of the large planters and the appearance.

h. A concern at 4875 unit 7. The garage is packed full of boxes from floor to ceiling. And possibly the unit itself is full of boxes. A letter was sent to the owner who states he still lives there. The concern is a fire hazard and that the owner may not be there on a daily basis.

I. A reoccurring alarm can be heard at 4875 watershed room. Tony will look into this.

j. A request has been made to plant some hostas and stone at the backside of 4875. Between units 12 and 13. The board approved and this will take place during the spring.

7. The meeting was adjourned at 7:23 PM. Motion by Janet (4875)and seconded by Carrie.(4863)

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