PHEASANT RUN CONDOMINIUM HOMES ASSOCIATION, INC.
ANNUAL MEETING OF THE MEMBERS
October 23, 2023
Brookfield Conference Center 7:00 P.M.

Call to Order: President Pete Chadwick called the meeting to order at 7:06 P.M.

Establishment of Quorum: There were 51 units present and 59 units by proxy for a total of 110 units. This satisfied the majority for a quorum.

Introduction of the current Board of Directors: Pete Chadwick introduced the Board of Directors and thanked them for their work the past year. Board members introduced: Jim Andritsch, Brian Spyhalski and Peg Vollmer.

Excused: Terry Handel of Hunt Management, Inc.

Pete Chadwick then welcomed the following "new" community residents since last year's annual meeting: Sue Dindorf, Les & Wendy Proctor, Chris Price, Gerald & Margaret Finley, Tom & Patty Ordman, Jean Ziperski, Rick & Anne Astley, Jim & Cheryl Gehrke, Paul & Mary Moyer, Gordon & Margaret Schultz, Mario & Lia Orlando, Randy & Sally Oloizia and Denise Mierow & Thomas Kumerow.

Approval of the Annual Meeting: Motion to approve the annual meeting minutes of October 24, 2022 was made by Jack Miner and seconded by Judy Desautels. Motion carried.

Report of the President:

President's Update Annual Meeting

As we go through tonight's discussion, there are couple of points that you will hear from a few of us. First, we will not be presenting a budget for Fiscal Year 2024. In previous years, the budget year started on October 1st, and was in place by the annual meeting. Since we agreed to start the fiscal year on January 1, 2024, we wanted the new board to come up with the budget numbers. This will be the first task of the new board and we will provide the updated budget before the end of the year.

When looking at the budget, the good news is that while we still see cost pressures, they have eased from the inflationary pace we saw even last year. Or contractors are telling us that underlying material costs (roofing, paint, fertilizer, etc.) have stabilized. Some contractors are still unwilling to quote bids for work to be executed in 2025 because they are still uncertain of the medium-term trends. One issue that is still concerning contractors is a shortage of labor. We have so far been able to manage through this we have established longer relationships with key providers but the number of bids we have received in response to requests has been lower than we would have liked as some contractors are hesitant to bring in more work.

Several residents have asked about the status with TDS Fiber. We have been in regular discussions with them but are still waiting for a definitive plan from them on how they want to build their infrastructure in the community. The board is not happy with the state that TDS left some of the surrounding neighborhoods in after the installation was complete. As soon as we have a plan, we will communicate that.

I have few reminders:

- Please remember that signs on lawns are not allowed. In addition to the restriction on "For Sale" signs, this also applies to contractors, many of whom like to leave signs up as free advertising. Please advise craftsmen working on your units not to put signs up.
- We sent out a letter last spring with the Department of Natural Resources guidance on feeding wildlife. It is specifically prohibited to leave corn on the ground as this can attract deer, risking the spread of chronic wasting disease. It also attracts other wildlife which can damage shrubs, leave droppings on patios, and otherwise become a nuisance.
- The board recently updated the dumpster policy. Before placing dumpsters, please contact Hunt Management who will get board approval to do so. Dumpsters should be removed within 30 days.

Submitted by:
Pete Chadwick, President

Treasurer's Report

The following summary is in reference to the 09/30/23 year-to-date financial information for Pheasant Run Condominium Homes Association. This period represents the twelve months of the fiscal year.

Operating Account Income Statement

Enterprise Bank checking balance - $195,326.63 less uncleared items totaling $104,343.09 for a net balance of $90,983.54.

Operating Income from Association fees was $1,184,262.00 vs annual budget amount of $1,184,200.00. At 09/30/23 there were no delinquent homeowner fees outstanding. There was however a combined $1,616.00 past due from four homeowners pertaining to chargebacks related to interior sprinkler head replacements.

Total Operating Income including association fees, prepaid assessments, and late charges was $1,192,363.22.

Total YTD Administration Expenses were $147,501.93 vs an annual budget amount of $115,960.00.

The significant contributing factor to the expense overage was due to the increased cost of the association's combined insurance coverage. Total Insurance expense was $103,626.00 vs an annual budget amount of $70,000.00. The renewal premiums were paid in September 2023. The only other line item exceeding the annual budget amount is Miscellaneous expenses of $3,887.63 vs the annual budget amount of $2,000.00 The primary reason for the overage is a doubling up of annual meeting expenses for fiscal year 2022 and 2023.

Total YTD Building Maintenance Expenses were $123,959.18 vs an annual budget amount of $148,000.00. Fire Protection expenses were $29,501.18 vs an annual budget amount of $16,000.00. The overage was due to the unanticipated five-year inspection certification of the fire suppression systems in the buildings with fire sprinkler systems. All other Building Maintenance expenses were under budget.

Total YTD Grounds and Road Expenses were $33,824.25 vs an annual budget amount of $60,000.00. Expected crack and seam filling on the roads and a catch basis repair totaling about $15,200.00 was delayed until the fourth quarter of the calendar year.

Total YTD Landscape and Snow Removal Expenses were $330,758.86 vs an annual budget amount of $355,769.00.

Total YTD Utilities Expenses were $110,331.31 vs an annual budget amount of $106,300.00. The total cost for water and sewer service moderately exceeded budget.

Owner Contributions to the Reserve account were $386,199.96 per budget.

Total YTD Operating Expense was $1,132,575.49

Net Operating Income on a cash basis was $59,787.73

Reserve Account Income Statement

Enterprise Bank general reserve account balance - $250,565.07 less uncleared items totaling $46,126.25 for a net balance of $204,438.82 plus the Sweep account balance of $292,153.61. Total Reserve account balance of $496.592.43.

It should be noted that on 06/06/23 a cash manager sweep account was initiated to transfer excess funds beyond $250,000.00 from the Reserve Account at Enterprise Bank to several other affiliated financial institutions. The purpose of the sweep account is to limit our exposure to no more than the current $250,000.00 FDIC insurance limit with any one bank.

Total YTD Owner Contributions were $413,503.29 vs an annual budget amount of $386,200.00. The positive variance of $27,303.29 is due to the fourth quarter owner contribution for fiscal year-end 09/30/22 being made in October of 2022.

Total YTD Interest Income was $15,278.37 vs an annual budget amount of $3,500.00. The significant rise in interest rates in 2023 attributed to this gain.

Total YTD Reserve Income was $428,781.66

Total YTD Reserve Expenses were $412,359.34 vs an annual budget amount of $386,200.00. Total Reserve Expenses exceeded the annual Reserve Contribution by $26,159.34.

Net Reserve Income on a cash basis was $16,422.32

Several areas of concern are Garage Door Replacement expenses of $20,850.00 vs an annual budget amount of $8,000.00. Window Replacement expenses of $39,487.29 vs an annual budget of amount of $25,000.00 and Basement Repair expenses of $58,047.65 vs an annual budget amount of $10,000.00.

Garage Door replacements exceeded budget for the first time in the last three years. Part of the reason is due to a significant increase in the cost for the installation of a new door. There were also more door replacements than normal. The overage spent in FY2023 was offset by $14,243.00 of

unspent money retained in the reserve account designated for garage door replacement for fiscal years ending 09/30/21 and 09/30/22.

Window Replacement expenses have been trending higher over the last several years and should be addressed in future budget discussions. The amount shown is net of homeowner reimbursements.

The significant increase in Basement repairs is due to the major repair work completed at 645B Willowick Ct. and 18850A Stonehedge Dr. Some of the repair cost is being offset by $15,500.00 of unspent money designated for basement repairs in fiscal years ending 09/30/21 and 09/30/22.

The BMO Bank checking account had a balance of $4.41 as of 09/30/23. This account had been used in the past for Social Committee activity but has been dormant for a number of years. It is anticipated that this account will be used in 2024 to accommodate any social committee income and expenses.

Submitted by:
Jim Andritsch - Treasurer

Reports of the Committees:

Secretary, Controller & Communications:

Peg Vollmer welcomed the present and new unit owners. She explained to them the Crime Watch Program that she had set up for the complex in 2016. Each unit owner received a copy of the captains who oversee each street and advised which captain was for each individual homeowner. She asked all unit owners to complete the 2024 directory letter that was in their packet they had received that evening. The letter was to be returned to her by November 6, 2023.

Submitted by:
Peg Vollmer - Secretary

Social Committee:

OVERVIEW

On April 24th, 2023, a Social Committee Charter was approved by the Board of Directors. This newly formed Pheasant Run committee consists of 4 members who have assumed the role of promoting social interaction and fellowship among HOA residents through community events and small group activities.

2023 Happenings
In late spring/early summer, an Activities Interest Survey was distributed to all Pheasant Run homeowners. 25% of the surveys were completed and returned with encouraging results.
A large group event (neighborhood "Meet & Greet") was organized and took place in July with good attendance. Five small group activities are currently up and running. The first Social Committee quarterly meeting was held on October 5th, 2023. A monthly social calendar will be distributed to all Pheasant Run residents to keep them informed of upcoming activities. The next quarterly Social Committee meeting will take place in January of 2024.

Time & Talent Survey
Another survey will be distributed to all unit owners within the next few weeks to gather information about the pool of skills and experience among the residents in our community. Pheasant Run homeowners are encouraged to participate in their HOA by serving on a committee and/or on the Board of Directors to help maintain property values and ensure the long-term success of a safe and attractive neighborhood.

2024 Goals & Budget
The Social Committee hopes to establish another 4-5 small group activities in the coming year and encourage relatively new Pheasant Run unit owners to get involved in their HOA and feel a sense of community among their new neighbors. Another goal of the committee is to organize at least 3 large group events throughout the year. Anyone interested in helping with an event can contact the Social Committee Chair, Kathleen Spyhalski (kmienouri@gmail.com). A Social Committee budget for FY 2024 was prepared and presented to the Board at last month's meeting and is awaiting approval. A modest annual budget of $1,200 was proposed which includes a couple of one-time expenses, such as the purchase of an HOA party tent and handicap parking signs for future large group events, as well as a small welcome gift for new Pheasant Run homeowners.

Kathleen Spyhalski
Social Committee Chairperson

Landscaping:

Overview

We are in the second year of the contract we signed with Heritage Landscape in early 2022, which runs through March, 2024. As part of that agreement, we tied the increase for this fiscal year to the consumer price index (CPI-C) which resulted in a 5% increase in services costs for the year. As we will need a new contract beginning April 1, 2024, we solicited bids from a number of companies for both landscape and snow removal for a two-year term (April 2024 through March 2026). We received proposals from 4 firms. One firm did not bid on the snow removal part of the contract and one firm only bid the first year of the period. Of the four bids we received, Heritage Landscaping (our current provider) had the lowest overall cost. Additionally, Heritage agreed to hold their prices at the current level for the two-year period. The other two bids were 11% and 26% higher than what we received from Heritage. The board has agreed to renew our agreement with Heritage.

Many of you have raised concerns about the lack of weeding this summer. In 2022, in an effort to minimize the effect of the increased contract costs, the board agreed to eliminate hand weeding in exchange for pre-emergent weed application and mulching. This did not work as we had hoped. As a result, we will resume the weeding of beds next year.

Expenses

The total budget for Landscape and Snow Removal in this fiscal year was $355,769 which was an increase of 28% over FY22. We ended the year having spent $330,759 which was 17% over the total expense in FY22. This was largely due to our having budgeted for an 8% increase in the overall landscape contract which only increased by 5% in actuality. While this gave us a buffer, we experienced cost overruns in two areas due to extensive work that resulted from a basement

repair to one unit. The mitigation of this damage required regrading to adjust water flow which necessitated the removal and replacement of trees and other plantings.

Lawn and bed maintenance is the largest single expense and is currently handled via contract with Heritage Landscaping. Our current contract runs through March 2024. As mentioned above, the increase for this fiscal year was 5% higher than last year, but we had budgeted for an 8% increase as that was the maximum allowed per the contract. Total costs for FY22 were $276,775 against a budget of $282,619. We also spent $15,136 with Milwaukee Lawn Sprinkler for maintaining the lawn irrigation system.

Snow removal is also provided by Heritage and covers clearing of streets, driveways and walks as well as salting roads and driveways as needed. This was budgeted at $120,792 for the year. Thanks to a relatively mild winter, we spent $101,278 which was less than 1% more than last fiscal year.

Tree maintenance is considered a repair item, as we work to maintain the health of the over 300 deciduous trees and many evergreens that are an important part of the attraction of Pheasant Run. Over the last few years this has been a large expense item due to the infestation of the Emerald Ash Borer. In an effort to minimize expense, a set of "high value" ash trees were identified and have been treated at an average cost of $650 per year. We have 24 trees remaining, of which, 17 are being actively treated. Treatment seems to be effective – we did not remove any ash trees this year. This has enabled us to direct more attention to other trees that are nearing the end of their useful lives, particularly Norway maples and some varieties of crabapple.

General landscape repairs include replacing dead shrubs and perennial plants, patching bare grass areas, replacing black plastic edging, fixing rock walls, and addressing drainage issues. This was raised in FY23 to $33,000, but due to the additional drainage and repair work needed for rehabilitation after a basement repair, the total was $39,656. This was offset by reducing other repair work as well as being under budget elsewhere.

Budget

The budget for all the items above in FY23 was $353,769. Total expenses were $330,759. While this is under budget, it is still an increase of 17% over FY22. The remainder will be rolled over to the general reserve fund.

	FY21		FY22		FY23	
	BUDGET	Actual	BUDGET	Actual	BUDGET	Actual
Landscaping						
Lawn, edging & Beds service	$114,000	$114,718	$115,533	$153,184	$185,077	$168,914
Snow service	$89,000	$88,957	$95,242	$88,914	$99,792	$95,040
Driveway Salting	$16,000	$3,584	$12,000	$11,939	$12,000	$5,388
Repairs	$20,000	$10,063	$5,000	$7,188	$22,000	$17,490
Rockwalls and drainage	$8,000	$5,140	$15,000	$756	$5,000	$8,870
Irrigation System Maintenance	$15,000	$12,404	$17,000	$16,299	$17,000	$15,136
Aeration/Mulch	$5,000		$5,000		$6,000	$5,775
Tree Removal	$17,000	$11,550	$12,000	$4,340	$8,000	$13,295
Driveway Staking	$4,000				$900	$850
TOTAL LANDSCAPING	**$288,000**	**$246,415**	**$276,775**	**$282,619**	**$355,769**	**$330,759**

Road and Storm Water update:

The board continues to follow the preventative maintenance plan recommended by Bruce Stenz following the road replacement in 2021. We are building reserves against the time when we will need to replace the road, but the goal of this plan is to prolong the life of our roads and curbs and move that the expense of replacement further into the future. To that end, we undertook three steps this year:

- We contracted with KSingh, the consulting engineers we used to help during the reconstruction project to evaluate roadways for cracks and inspect all our storm sewer catch basins.
- We had the streets swept in the spring to remove salt and debris left over from winter.
- Based on the recommendations from KSingh, we asked for proposals to clean catch basins, completely repair one catch basin, and seal a number of cracks mostly along Stonehedge where it joins with the side roads. We selected Pro2Pave to do this work and they have completed the catch basin maintenance. Crack repair should happen in the next week or two.

The budget for this work in FY2023 was $15,000 with an additional $3,750 budgeted in the Oct-Dec quarter. Total expense will be $16,599.

Submitted by:
Pete Chadwick

Building Committee Report

Building Painting - This summer and fall, ten buildings comprising twenty-two units were painted. The buildings are 625 Stonehedge Dr.; 660 Stonehedge Dr.; 19275 Stonehedge Dr.; 19405 Stonehedge Dr.; 19435 Stonehedge Dr.; 18980 Stonehedge Dr.; 19245 McAllister Ln.; 19255 McAllister Ln.; 19305 McAllister Ln.; and 19330 McAllister Ln.

The association is currently operating on an eight-year cycle for repainting buildings. The tentative painting schedule for 2024 will include eight buildings comprising sixteen units.

Decks – One deck was completely rebuilt this year and approximately twelve decks had some level of repair done to them. Emphasis was on raised decks that had leaning support posts or needing joist hangers to upgrade their stability. Any rotted wood boards were also replaced. It is expected that the deck repair initiative will continue in 2024.

Window Replacement – Numerous homeowners requested and had windows replaced this year. The number of window replacements has increased in each of the last three years and replacement costs have exceeded budget. Windows are only replaced when necessary due to rotting. There is a 50/50 cost sharing arrangement between the homeowner and the HOA for replacing windows. All inquiries for window replacement must be made through Hunt Management.

Basement Repair – Two units had significant basement repairs this year which has resulted in significantly overspending this year's budget amount. The needed funds to complete the repairs were taken from the general reserve account.

Reminders to the homeowners:

Prior approval is needed to replace any entry doors to your unit including sliding patio doors. The cost of replacing entry doors is the homeowner's responsibility. Garage doors are replaced when necessary and paid for by the HOA.

Requests for any of the mentioned items should be initiated through Hunt Management.

Jim Andritsch
Pheasant Run Building Committee

Roofs & Gutters Committee:

Overview

Our Roofs & Gutters Program was able to avoid some, but not all, of the inflationary headwinds in FY '23 which came about due to continued materials and labor increases we've all seen and heard about since the pandemic coupled with the war in Ukraine the last 2-3 years. But as we have recently seen, inflationary pressures are subsiding (Ex: The Social Security Administration recently announced the 2024 COLA increase for SSA recipients will increase by 3.2% which, by comparison, is decidedly less than the 8.7% COLA increase for 2023). As we continue to competitively bid out our Roof Replacement Program each year, we believe this strategic effort will provide benefits toward keeping our costs reasonable and affordable while ensuring the long-term viability of our roof investments.

FY '23 Roofs & Gutters Replacement Program:

The FY '23 Roof Replacement Program was bid out in the Summer of 2022, and the contract with SJS Roofing & Construction, Inc. was signed on September 21, 2022 with the Board's approval. As a result of our pre-planning, the Roofs & Gutters Replacement Project was completed during July & /August 2023 under budget and without incident. The 4 buildings were: 585 S. Stonehedge Drive, 590 S Stonehedge Drive, 19340 Stonehedge Drive and 19475 Stonehedge Drive. The Roofs & Gutters Replacement Project Budget was $160,000 and the actual costs incurred were $153,981.

FY '23 Roofs & Gutters Repairs (Unplanned):

FY '23 has realized a reduction in actual unanticipated roofing repairs than in FY '22 (70 repairs in FY '22). This is relatively good news. The predominant number of repairs were gutter category related. Roof and chimney leaks were the second largest category of spend, and while less frequent in numbers compared to gutters, were more costly per repair. The not so good news came near during the Summer 2023 as we began to need repairs in some of the Phase 1 units with shed roofs and overlays. Ice and water shield materials were not used for these Phase 1 units initially or as overlays were performed. As a result, leaking has occurred at edges of these roofs in addition to the shed roof transition area. As a result, 18905A Stonehedge will require an entire roof & gutter system replacement which will occur in late October/early November 2023 of an unplanned nature. These late season repairs will consume the last of our $60,000 FY '23 repair budget.

FY '24 Roofs & Gutters Replacement Program:

As for FY '24, our committee ran another 2-year Roofs & Gutters Replacement Request for Proposal during the Summer of 2023. Six (6) bidders were invited to the bidding event. Only 3 of the 6 bidders responded to the bidding event. The winning proposal was from SJS Roofing for the FY '24 Roofs & Gutters Replacement Project. SJS' FY '24 costs were flat in comparison to the FY '23 costs, which is indicative of the subsiding of the inflationary increases we realized in FY '21/FY '22. It is worth noting that the Committee did run a 2-year bid proposal for FY '24 and FY '25, however only 1 bidder replied to the FY '25 request. This bidder was not SJS. The pricing of the bidder who did reply was well outside our expectations for this type of project. The 2 bidders who passed on the Committee's FY '25 bid request elected not to bid due to the uncertain future of their industry, cost of materials and labor. Their preference is to only quote proposal 1 year in advance but no further than 1 year out. The Committee has therefore decided it will run the FY '25 Roofs & Gutters Replacement Program Request for Proposal in the Summer of 2024. The board did approve the 2024 contract with SJS Roofing. The 4 buildings to be completed next

July/August 2024 are 500 McPride, 19360 Stonehedge Drive, 19400 Stonehedge Drive and 19435 Stonehedge Drive. A recent situation has caused the board to approve the moving up of the 500 McPride building to a late October 2023 roof replacement to avoid potential issues over the Winter months.

The FY '24 Roofs & Gutters Replacement Program budget is $150,000, which is $10,000 less than the FY '23 budget as a result of the lower square footage being replaced in FY '24 compared to FY '23 (26,100 in FY '23 vs 22,600 for FY '24).

Brian Spyhalski
Roofs & Gutters Committee Chairperson

Grounds Committee

The Board's Grounds Committee encompasses several infrastructure components assigned to it. The Committee is responsible for the concrete driveways, patios, entry walkways, side walkways, lamp posts and the roadside mailbox stations.
The committee's purpose has two main functions: 1) to follow up and gather more detailed information on those homeowner maintenance requests that have been submitted to Hunt Management; and 2) to assist Hunt Management and the Board of Directors in developing multi-year major maintenance repair or replacement plans on these key infrastructure components that fall under the purview of this committee.

Lampposts

This past Spring and Summer Hunt Management straightened and refortified those lampposts most in need in anticipation of the planned repainting of all 155 Pheasant Runs lampposts. The Board in the Fall of 2022 accepted the bid from Electro-Gia of Wisconsin, Inc. for $17,000. All work was completed by early September. The 2023 operating budget allocated $10,000 for lamppost painting. The remaining $7,000 was taken from the lamppost reserve account which had a balance of $7,800, leaving a new carryover balance of $800.

Mudjacking of Concrete Driveways, Sidewalks and Patio's and Concrete Replacement

Concrete slab settlement is an on-going maintenance problem. We address those slab deviations on a priority basis and address those each summer. Concrete slabs/drives, sidewalk and patios are addressed on a priority basis when sufficient budgetary funds are available. We do not replace cracked slabs unless they present a tripping hazard.

PLM our concrete contractor completed in late August the replacement of one driveway, seven sidewalk slabs, two driveway slabs and one partial patio and patio steps. Honeyagers Mudjacking Service our mudjacking contractor completed in July work on seven homes to alleviate tripping hazards and proper water drainage. The total cost of concrete replacement and mudjacking this summer came to $30,925. PLM $27,300, Heritage Landscaping $525 for restoration work and Honeyagers Mudjacking $3,100. The operating budget for 2023 was $30,000. The Board used $925 from the reserve account - Driveway Replacement which had a budget of $15,000, leaving a carryover balance of $14,075.

Concrete Driveway, Sidewalk and Patio Joint Caulking

The joint caulking preventative maintenance program (PMP) will continue each Fall. Each year a visual assessment is conducted in the Spring with a focus on specific "high maintenance" driveway, sidewalk, and patio slab joints. This on-going PMP was designed several years ago to minimize surface water from undermining our concrete slabs and helps prevent more costly repairs or replacement.

BB Home Improvements completed in early October work on 80 homes that required some caulking work. The total cost came to $12,375. The operating budget for 2023 was $15,000. This resulted in an operating budget surplus of $2,625 which can be carried over in the operating budget fund.

Anyone wishing to assist and become a member of the Pheasant Run Grounds Committee please contact Terry Handel at Hunt management or any Pheasant Run Board Member.

Pheasant Run Grounds Committee

Election of Directors:

Current Directors:	Pete Chadwick	(Term expires 2024)
	Peg Vollmer	(Term expires 2024)
	Jim Andritsch	(Term expiring)
	Brian Spyhalski	(Term expiring)
	Bill Farmer replaced Bruce Stenz	(Term expiring)

Peg Vollmer, Secretary, asked the unit owners if there were any nominations besides Margaret Schultz and Betsy Royals for nomination. Eric Furness replied from the floor for himself as a nominee. Motion was made by Terry Machut and seconded by Bruce Stenz to close the election nominations. Motion carried. There are three terms that will expire in 2026, two terms expiring in 2025 and two expiring in 2024.

Homeowner Questions/Comments: Pete Chadwick answered questions that were asked by the unit owners.

Other Business as May Come Before the Meeting: None.

Adjournment: Motion was made by Carol Miner and seconded by Ellen Sternig to adjourn the meeting at 8:45 P.M. Motion carried.

The next Annual Meeting will be held at the Brookfield Conference Center, 325 South Moorland Road, Brookfield, WI 53005 on October 28, 2024 at 7:00 P.M.

Respectfully Submitted:
Peg Vollmer
Secretary, Controller & Communications Chairperson

PHEASANT RUN CONDOMINIUM HOMES ASSOCIATION, INC.
ANNUAL MEETING OF THE MEMBERS
October 24, 2022
Embassy Suites Brookfield 7:00 P.M.

Call to Order: President Pete Chadwick called the meeting to order at 7:00 P.M.

Establishment of Quorum: There were 54 units present and 47 units by proxy for a total of 101 units. This satisfied the majority for a quorum.

Introduction of the current Board of Directors: Pete Chadwick introduced the Board and thanked them for their work the past year. Board members are: Jim Andritsch, Peg Vollmer, Brian Spyhalski, Phil Steffen, Bruce Stenz and Marilyn Lindemeyer.

Also present was Terry Handel of Hunt Management, Inc.

Pete Chadwick then welcomed the following new community residents for the past 3 years: Mike Clancy & Marcia Fitzgerald, Roger & Sandy Johnson, Greg & Zoe Lecher, Tom & Jackie Podewils, Mary Steffan & Steven Schoenborn, Dennis & Phyllis Whitehead, David & Beth Arnott, Cassie Breske, Pete & Dodie Caruso, Bob & Susan Diamond, Charles & Sandy Giovetti, Ernest & Sherri Lee, Cynthia Leedale & Yvonne Polzin, Kathleen Nickel, Paul & Maria Seifert, Ellen Sternig, Kevin & Deanna Van Elswyk, Merlyn & Irene Westpfahl, Ray & Sandy Grzys, Patrick & Amiee Sullivan, James & Catherine Sinsky, John & Karen Rice, Karyn Flitz and Connie Lunde. The reason for the past three years is due to Covid -19 as we were unable to meet in person.

Approval of the Annual Meeting: Motion to approve the annual meeting minutes of October 25, 2021 was made by Jack Miner and seconded by Phil Hesselbein. Motion carried.

Report of the President:

FY2023 budget increase:
* Driven by cost increases across the board
* Due to labor shortages, contractors less willing to bid small project
* Underlying material costs (roofing, paint, fertilizer) increased-unlikely to come down in the near term
* Contractors pushing back on 2-year agreements due to uncertainty
* Updated reserve study identified additional risk

Board found opportunities for reductions:
* Moved fire alert system from land line to cell phone resulting in future savings
* Consolidated reserves and moved to interest bearing account generating annual income

Submitted by: Pete Chadwick

Treasurer's Report:

BROOKFIELD PHEASANT RUN CONDOMINIUM HOMES, INC
Statement of Assets, Liabilities and Equity
for the years ended September 30, 2022 and 2021

OPERATING ACCOUNT

ASSETS	**2022**	**2021**
Cash in Bank - Enterprise Bank	213,383	
Cash in Bank - Barrington Bank	327	83,900
Prepaid Insurance (Expense)		61,870
Prepaid Association Fees (Income)	-53,997	-14,206
Total Assets	159,713	131,564
LIABILITIES AND EQUITY		
Prior year Equity	131,564	110,996
Prior year adjustment posted in current year	816	
Current Year Income	27,333	20,568
Total Liabilities	159,713	131,564

RESERVE ACCOUNT

ASSETS		
Cash in Bank - Enterprise	508,841	602,833
Cash in Bank - Barrington	25	-
Total Assets	508,866	602,833
LIABILITIES AND EQUITY		
Prior year Equity	602,833	715,495
Back dated transfer from prior year income	7,118	
Current Year Income	-101,085	-112,662
Total Liabilities	508,866	602,833

Treasurer's Report:

BROOKFIELD PHEASANT RUN CONDOMINIUM HOMES

Ten Year Reserve Expenditures Projection

Year	Beginning Balance	Homeowner Payments	Earned Interest	Expenses	Ending Balance
2023	508,866	389,200	3,500	386,200	515,366
2024	515,366	410,600	3,500	396,480	532,986
2025	532,986	452,100	3,500	389,769	598,817
2026	598,817	493,600	3,500	265,094	830,823
2027	830,823	535,100	3,500	828,508	540,915
2028	540,915	576,600	3,500	621,981	499,034
2029	499,034	596,800	3,500	655,944	443,390
2030	443,390	617,700	3,500	646,424	418,166
2031	512,215	639,300	3,500	796,930	358,085
2032	358,085	661,700	3,500	605,396	417,889
2033	417,889	684,900	3,500	645,413	460,876

Notes

1 This report is based on projections from the Reserve Study completed on September 23, 2021. Year 2023 is the approved budget amounts

2 In year 2027 - 2031, the engineers anticipated a 5-year full roof replacement

3 In year 2032, 2033 and 2034 the engineers expected to replace all windows and all privacy walls

The Finance Committee members David Smrecek, Mike Woods, Eric Furness & Linda Edelstein were introduced by Lindemeyer.

Submitted by: Marilyn Lindemeyer

Reports of the Committees:

Secretary, Controller & Communications:

Peg Vollmer thanked Miloudi Elafess & Nancy Becher for being our "Welcoming Committee" to all new unit owners. Pamm Steffen & Carol Miner give the new residents information on recycling and garbage pickup. Peg gives the new residents a directory of the residents and information from the fire & police departments. She also explains to them the Crime Watch Program that she had set up for the complex. She asked all unit owners to complete the 2023 directory letter that was in the packet they received at the meeting. The letter was to be returned to her no later than November 7, 2022.

Submitted by: Peg Vollmer

Landscaping:

Overview

We expected our landscape program to return to a more normal profile compared with FY2021, but were presented with a significant increase in our landscape and snow removal contract when we renewed those in February. As mentioned in last year's report, we expected our contractor to request an increase when we renewed the contract and had planned for a 5% increase. However, when we began negotiations, the initial proposal we received was for nearly double the cost of the prior contract. While we began negotiations to lower the cost, we contacted a number of other landscape companies to gauge their interest and ability to pick up this work and asked for ballpark figures – all of the numbers we received were higher than the original quote. The board decided to continue with our existing provider and was able to lower the proposed cost, but still ended up with an increase of 45% for the landscape portion of the contract. The agreement is for two years and includes a maximum increase of 8% in the second year.

We also worked on reseeding the areas that were damaged last year as well as getting the curb lines rehabilitated. There was progress in these areas, but we will need to revisit next season to ensure all areas recover.

Expenses

As many of you are aware, landscaping is the largest component of the Pheasant Run budget. This expense has four components: ongoing lawn and bed maintenance, snow removal, trees, and general repairs.

Lawn and bed maintenance is the largest single expense and is currently handled via contract with Heritage Landscaping. Our current contract runs through March 2024. As mentioned above, the renegotiated agreement was significantly higher than the previous contract. Because the contract term does not line up with our fiscal year, the full impact of the price increase did affect us in FY22, but will affect the FY23 budget. Nevertheless, we deferred some repairs and maintenance activities, benefited from lower expenses of tree removals, rock wall repair and snow removal and used some of the deferred budget from FY21 to manage this increase without significantly exceeding the budget. Total costs for FY22 were $276,775 against a budget of $282,619. We also incur a cost of $17,000 with Milwaukee Lawn Sprinkler for maintaining the lawn irrigation system.

Snow removal is also provided by Heritage and covers clearing of streets, driveways and walks as well as salting roads as needed. These costs were covered by the old contract, except for an increase in the cost of salt which resulted from the recommendation of our road engineer to use a less corrosive mixture. In addition, salting of driveways is an additional charge and was budgeted at $12,000 per season. This year was a bit snowier than last year, so this expense was $11,939. The total for all snow removal was $100,843 against a budget of $107,242.

Tree maintenance is considered a repair item, as we work to maintain the health of over 300 deciduous trees and many evergreens that are an important part of the attraction of Pheasant Run. Over the last few years this has been a large expense item due to the infestation of the Emerald Ash Borer. In an effort to minimize expense, a set of "high value" ash trees were identified and have been treated at an average cost of $650 per year. Other ashes have been treated at the unit owner's expense. Unfortunately, treatment is at best a stop gap measure. We removed 3 ash trees this year and treated 6 trees. Based on the lower number of trees that we are treating, the board agreed to take over treatment for all trees that are still healthy. We will have 24 trees remaining, of which, 17 are being actively treated. Treatment seems to be effective, so it is possible that we are nearing the end of tree removals within the 2-year planning time frame (10 trees per year).

As our neighborhood ages, there are a number of other trees that are nearing the end of their useful lives, particularly Norway maples and some varieties of crabapple. The board has agreed to fund an arborist to carry out a tree census of the neighborhood to identify all of the trees that we still have and assess their overall health. Once this is done, we will develop a longer-range plan to begin replacing trees.

The cost this year of tree removals, which included 3 ash trees and one Norway maple was $3,470 and ash treatment was $870. The budgeted amount was $12,000 for FY22 and will be lowered to $8,000 in FY23.

General landscape repairs include replacing dead shrubs and perennial plants, patching bare grass areas, replacing black plastic edging, fixing rock walls, and addressing drainage issues. This historically has been budgeted at $20,000 per year, but based on the deferred money from FY21 the budget was lowered to $5,000 in FY22. Unfortunately, due to the large increase in the lawn maintenance, we had to prioritize repairs to the most critical and some repairs have been deferred. The budget for FY23 has been restored to $20,000.

Budget

The budget for all the items above in FY22 was $276,775. We spent $282,619, covering the shortfall with some of the excess landscape funds that were transferred to general reserves last year. Our budget for FY23 will be $353,769. This significant increase is directly the result of the new landscape and snow removal contract. As you can see below, other items are in-line with or lower than those items were in the FY21 budget.

	FY21		FY22		FY23
	BUDGET	Actual	BUDGET	Actual	BUDGET
Lawn, edging & Beds service	$114,000	$114,718	$115,533	$153,184	$185,077
Snow service	$89,000	$88,957	$95,242	$88,914	$99,792
Driveway Salting	$16,000	$3,584	$12,000	$11,939	$12,000
Repairs	$20,000	$10,063	$5,000	$7,188	$20,000
Rockwalls and drainage	$8,000	$5,140	$15,000	$756	$5,000
Irrigation System Maintenance	$15,000	$12,404	$17,000	$16,299	$17,000
Aeration/Mulch	$5,000		$5,000		$6,000
Tree Removal	$17,000	$11,550	$12,000	$4,340	$8,000
Driveway Staking	$4,000				$900
TOTAL LANDSCAPING	**$288,000**	**$246,415**	**$276,775**	**$282,619**	**$353,769**

Submitted by: Pete Chadwick

Roads:

FY 2022 Committee Report Summary

- FY 2022 Operating Fund Budget was **$5,000**. Spent **$780** for street sweeping @ $435 and two hours of engineering services by KSingh @ $345.

- Scheduled first annual Spring roadway sweeping of debris and salt residue.

- A less corrosive salt deicer was used on all roadways based on KSingh Engineering's recommendation.

- Completed the 1-year warranty walkthrough with KSingh Engineering and Stark Paving – Warranty items were jointly identified and completed. Construction contract with Stark Paving was closed out.

- A **$42,000** contribution was approved and budgeted into the 2022 Reserve Fund Budget under "Roads Rehabilitation/Replacement" for future roadway capital maintenance projects, and the next pavement resurfacing project in 15-20 years.

- Developed a Roadway Preventative Maintenance Program (PMP) matrix chart that identifies the recommended best practices for annual roadway maintenance. The PMP was reviewed by KSingh Engineering.

- Updated the Storm Water Inlet Maintenance Tracking and Condition Rating Summary.

FY 2023 Committee Budgets and Services

- FY 2023 Operating Fund Budget is **$15,000**. This account is designed to provide the following activities:
  - Spring sweeping of roadbeds and curb lines of debris and salt residue
  - On an "as needed basis" perform any pavement crack/joint sealing (initially 17 construction seams/joints), vacuuming storm inlet box(es) of debris, and/or storm inlet back-plastering repairs
  - If desired by the Board, establish an annual walk-through inspection with KSingh which focuses on both storm water inlet maintenance and asphalt crack sealing needs to ensure that the road project's designed life-cycle is achieved.
- A **$46,000** contribution was approved and budgeted into the 2023 Reserve Fund Budget under "Roads Rehabilitation/Replacement" for future roadway capital maintenance projects, and the next pavement resurfacing project in 15-20 years.

Submitted by: Bruce Stenz

Buildings:

Painting – Four buildings consisting of 10 units were repainted in 2022. The buildings repainted were: 590 Stonehedge Dr., 18910 Stonehedge Dr., 670 Willowick Ct., and 19315 McAllister Ln.

Rotting boards on respective privacy fences or decks were replaced prior to painting as well as some rotting fascia boards on the respective buildings.

The building painting budget for fiscal year 2021/2022 was $25,000. The completed painting for these four buildings cost $22,794. Numerous touch-up and spot painting requests were also taken care of. This work is typically paid for from the General Building Maintenance and Repair account in the operating budget.

Tentative painting schedule for 2023 – Eleven buildings consisting of 24 units. The annual painting budget for the 2022/2023 fiscal year is set at $57,000. The significant increase from the prior year budgeted amount is due to a more normal painting schedule for 2023. It is anticipated that bids will be solicited in December 2022.

Deck repair and replacement – Annual budget maintained at $50,000.
In fiscal year 2021/2022 minimal repairs were made to several decks primarily replacing rotted- deck boards. Going forward the board expects that the decks will require more attention and a long-term strategy will be discussed and implemented. Any unspent budgeted funds from a given fiscal year will be carried over in the General Reserve Account for future repairs and replacement.

Garage door replacement – Annual budget maintained at $8,000. Costs came in under budget for fiscal year 2021/2022. Unspent funds will remain in the General Reserve Account.

Window replacement – Annual budget amount is being increased to $25,000 for the 2022/2023 fiscal year. Expenses exceeded the budgeted amount for fiscal year 2021/2022. The budgeted amount is net of homeowner reimbursements. There is a 50/50 cost sharing arrangement between a homeowner and the HOA for window replacement.

Basement repairs – Annual budget amount maintained at $10,000 for fiscal year 2022/2023.
No expenses in 2021/2022.

Siding replacement – The board created this new reserve account budget item for the cost of future siding replacement for our buildings. The budget amount for the 2021/2022 fiscal year was $15,000. The annual budget amount of $15,000 will be maintained for fiscal year 2022/2023. Any unspent budgeted funds from a given fiscal year will be carried over in the general reserve account for future replacement needs.

General Building Maintenance and Repair (Operating Fund) – Annual budget for fiscal year 2022/2023 has been increased to $65,000 from the prior year amount of $59,000. This expense category includes most repairs done by Hunt Management personnel such as replacing rotting wood on privacy fences, buildings, and decks, lamp post repair and maintenance, and painting touch-up requests.

Homeowner reminder: All unit entry doors and patio doors (excluding garage doors) are replaced at the homeowner's expense. Prior approval is required for any entry door and patio door replacements. Please forward any requests to the attention of Hunt Management.

Submitted by: Jim Andritsch and Phil Steffen

Grounds:

The Board's Grounds Committee is responsible for the following infrastructure components in Pheasant Run: concrete patios, porches, sidewalks, drives, mailbox stations and lampposts.

The Committee assists Hunt Management in developing multiyear maintenance repair and/or replacement plans for these key infrastructure components as well as follow up on homeowner maintenance requests submitted to Hunt Management.

CONCRETE DRIVEWAY, SIDEWALK AND PATIO JOINT CAULKING

The preventative maintenance program (PMP) on the above will continue each year in late Summer/early Fall. This program was designed several years ago to minimize surface water from "undermining" our concrete slabs.

This year will have (31) garage/driveway joints caulked, (19) homes stoop/sidewalk joints caulked, (27) homes patio joints caulked and (34) homes driveway control joints caulked. The total expenditure this year is $13,015.

Each year a visual inspection of all (155) residences is conducted to determine by priority which concrete slabs need attention as budgeted funds permit.

CONCRETE DRIVEWAY, SIDEWALK AND PATIO MUDJACKING/REPLACEMENT

Concrete slab settlement and cracking is an on-going maintenance problem due to water infiltration. Our first line of defense is our joint caulking preventative maintenance program (PMP). Each year from our visual inspections we compile a list of slabs that require more attention; either replacement or mudjacking. This year (6) homes had mudjacking work.

We did work on (21) patio slabs and (12) sidewalk slabs at a cost of $4,875.

Our compiled list of concrete slab replacements for sidewalks, patios and driveways was sent out for biding. However, we did not receive any responses. The Committee added a drive replacement to the list and we subsequently received two bids. However, the bids were more than double our remaining concrete budget of $13,125. No concrete replacement will be done for 2022. We have sent out new bid proposals for 2023 and with the new increased funding in 2022-2023 budget we should be able to complete that work next summer.

LAMPPOSTS

This spring and summer Hunt Management moved forward with a comprehensive rehab program on our 155 lampposts. This included straightening and refortifying those most in need. In our Board discussions we have adopted an informal policy of replacing lampposts on an "as need basis ". This fall we are pursuing a bid to clean, sand and paint our lampposts. Whether this can be done over one or two summers will depend upon cost. This has been long overdue and will cost a fraction of full replacement of all lampposts as indicated in our last reserve study.

Submitted by: Phil Steffen and Jim Andritsch (Co-Chair)

Roofs and Gutters:

Our Roofs & Gutters Program was able to avoid some, but not all, of the inflationary headwinds in FY '22 which came about due to materials and labor increases we've all seen and heard about this year.

Our FY '22 roof tear-off program was bid in early 2021 which helped our HOA to avoid some of the cost increases now being realized this year. We benefited from the 2-year (2021 & 2022) Request for Proposal event Bruce Stenz and I managed. As a result of our pre-planning, the 4 buildings and the cost to perform the tear-offs were priced at 2021 pricing, and the project was completed in August/September 2022 under budget and without incident. We completed 4 full roof system replacements during FY 2022 @ 510 McAurther Lane, 625 S Stonehedge Drive, 655 S Stonehedge Drive, and 690 S Stonehedge Drive.

We had over 70 unanticipated roofs & gutters repairs during FY '22, more than in FY '21. A few heavy rainstorms exposed some of our gutter issues (undersized gutters, downspouts and lack of 5' extensions) during the summer months of 2022. The predominant number of repairs were gutter category related. Roof and chimney leaks were the second largest category of spend, and while less frequent in numbers compared to gutters, were more costly per repair. These repairs consumed our budget of $55,000. There are 9 repairs which were scheduled in FY '22, however rolled over into our FY '23 budget amounting to an estimated $20,000.

As for FY '23, our committee ran another 2-year roof tear-off program Request for Proposal. Eleven bidders were invited. What we saw in the proposals were large increases in material and labor costs due to price announcements from CertainTeed (shingle manufacturer), the cost of aluminum gutters increased because of raw material spikes, and local labor fees increase from our roofing contractors. As a result of these large increases, some of the bidders submitted a quote for 2023, but not 2024. Other bidders submitted 2024 bids which had baked into their proposal the risk of what prices may do in 2023 & 2024. Our Board decided against accepting any of the 2024 bid proposals because of the higher cost compared to the FY '23 bids. The hope by our Board is that some of the inflationary pressures will subside by the Summer of 2023 when we run our FY 2024 Request for Proposal. The board agreed to sign the 2023 contract with SJS Roofing for the 4 buildings earmarked to be completed next August/September 2023. The FY '22 tear-off program budget was $135,000. The FY '23 Reserve Fund Budget is $160,000 for 4 full roof system replacements under contract @ 585 S Stonehedge Drive, 590 S Stonehedge Drive, 19340 Stonehedge Drive, and 19475 Stonehedge Drive.

Submitted by: Brian Spyhalski

Election of Directors:

Current Directors:	Marilyn Lindemeyer	(Term expiring)
	Phil Steffen	(Term expiring)
	Brian Spyhalski	(Term expires 2023)
	Bruce Stenz	(Term expires 2023)
	Jim Andritsch	(Term expires 2023)
	Pete Chadwick	(Term expires (2024)
	Peg Vollmer	(Term expires 2024)

Terry Handel of Hunt Management, Inc. asked if there were any nominees for the open positions. Motion was made by Robert Malouf and seconded by Ernest Desautels to close the election nominations as there were "no" nominees. Motion carried.

Homeowner Questions/Comments: Pete Chadwick answered questions that were asked by unit owners.

Other Business as May Come Before the Meeting: The Proposed Amendments to the By-Laws of the Pheasant Run Condominium Homes Association, Inc. did not pass as a 2/3 vote is required in order to pass. The Amendments were: Amed Article IV, Officers, Sections 4.4 and 4.5.

Adjournment: Motion was made by Robert Malouf and seconded by Jim Young to adjourn the meeting at 9:32 P.M. Motion carried.

The next Annual Meeting will be held at the Brookfield Conference Center, 325 South Moorland Road, Brookfield, WI. 53005 on October 23, 2023 at 7:00 P.M.

Respectfully Submitted:
Peg Vollmer
Secretary, Controller & Communications Chairperson

Pheasant Run Condominium Homes Association, Inc.
Board of Directors Meeting
January 22, 2026

Terry Handel called the meeting to order at 2:02 P.M. on "ZOOM."

Present: Board members - Brian Spyhalski, Eric Furness, Peg Vollmer, Margaret Schultz, Ellen Sternig and Betsy Royals.

Others Present: Terry Handel of Hunt Management.

Absent: Gregg Burzynski of Heritage Landscape.

Unit Owners Present: Rick Astley, Marie & John Fonslow, Terry Royals, Chuck Schlick, Kathleen Spyhalski, Bruce Stenz, Jerry Strom, and Jean Ziperski.

Heritage Landscaping Report: No report.

Approval of Previous Meeting Minutes: Motion was made by Brian Spyhalski and seconded by Ellen Sternig to approve the minutes of December 17, 2025. Motion carried.

Financial Report: Terry Handel reviewed the Financial Status Report as of January 22, 2026. Motion was made by Brian Spyhalski and seconded by Betsy Royals to transfer $11,147.00 from the Reserve Account to the Operating Account to pay the following payables:

Productive Builders, Inc. $6,138.00
$3,281.50 Homeowners Cost – 645A Willowick Court
$2,856.50 HOA Cost

Productive Builders, Inc. $5,009.00 –
$2,609.50 Homeowners Cost – 540A McAurther Lane
$2,399.50 HOA Cost

Motion carried.

Owner Matters/Correspondence: None.

President's Report: Brian Spyhalski asked if you see snow that has not been removed from under the mailboxes to call Hunt Management. The Reserve Study subcommittee members have met with members from the Board. Questions to discuss are what type of siding is on the units as well as windows and roofs as two (2) examples of the asset categories which our Association needs to work on asset management records which will reflect the age and need to replace characteristics which factor in future year reserve budget projection needs. Insurance deductible for units is also a sample of questions to be discussed as another variable cost factoring into reserve budget projections.

Committee Reports:

Finance:

Terry Handel stated that Suma & Schumacher LLP is no longer preparing year-end financial summaries, as they had done in prior years, and is now providing tax services only. He has identified another accounting firm and will request a quote for those services for the Board and Treasurer to consider.

Pheasant Run Condominium Homes Association, Inc.
Board of Directors Meeting
January 22, 2026

Eric Furness reviewed the 2025 year-end financial summary. Total operating expenses exceeded the budget by $12,240.00, while total reserve expenses were $187,417.00 under budget, resulting in a net positive variance of $175.177.00.

Eric Furness also summarized current CD interest rates, including a newly purchased $75,000.00 9-month CD with Alliance. The estimated effective rate for CDs and reserve sweep accounts in 2026 is between 2.82% and 2.85%.

During this accounting period, eight homes were sold, generating $49,968.00 in contributions to the Reserve Capital Improvement Fund. Average monthly operating expenses for 2025 were $111,078.00, resulting in a favorable ratio of 2.5 relative to the operating account balance.

Social-Newsletter: Kathleen Spyhalski reported that the winter newsletter has been sent to everyone. The social committee is working on plans for this summer's activities.

Communication: Peg Vollmer reported that there is no report this month.

Buildings-Windows-Decks: Brian Spyhalski & Terry Handel reported that the basement at 620A Willowick Court needs drain tiles replaced. Motion was made by Betsy Royals and seconded by Margaret Schultz to have Gaidish Foundation Co. replace the tiles at a cost of $11,500.00. Motion carried.

Landscape, 2026 Irrigation, Rock Walls: Terry Royals suggested that the social committee website send a questionnaire to all residents in April asking owners to contribute their input and observations as to their unit's individual landscape needs for 2026.

Grounds-Driveways, Concrete/Mud-Jacking & Caulking, Mailboxes, Light Posts-19220 Driveway Retaining Wall: No report this month.

Roofs-2026 Roof Replacement & Misc. Repairs: Brian Spyhalski reported that all proactive roof transitions areas have been completed by SJS Roofing in November/December '25.

Asphalt/Roads: No report this month.

Old Business:

TDS/Spectrum: No update to report currently.

Fire Sprinkler Repairs: Terry Handel advised that all contracts have been approved.

New Business:

Director Vacancy: Terry Handel advised that there is one vacancy for the Board position.

Such Other Business as May Come Before the Board: None.

Adjournment: Motion was made by Peg Vollmer and seconded by Brian Spyhalski to adjourn the meeting at 2:48 P.M. Motion carried. The next monthly meeting will be at 2:00 P.M. on February 25, 2026.

Peg Vollmer
Secretary, Comptroller & Communications

Pheasant Run Condominium Homes Association, Inc.
Board of Directors Meeting
February 25, 2026

Terry Handel called the meeting to order at 2:02 P.M. on "ZOOM."

Present: Board members - Brian Spyhalski, Eric Furness, Margaret Schultz, Ellen Sternig and Betsy Royals.

Others Present: Terry Handel of Hunt Management.

Absent: Peg Vollmer and Gregg Burzynski of Heritage Landscape.

Unit Owners Present: Rick Astley, Terry Royals, Kathleen Spyhalski, Bruce Stenz, Jerry Strom, Joan Wait, Carol Wasemiller, Pete Chadwick, Gordon Schultz, Mike Woods, Phil & Pamm Steffen, Kenneth Krueger, Dave Arnott, and Den Rody.

Heritage Landscaping Report: No report.

Approval of Previous Meeting Minutes: Motion was made by Brian Spyhalski and seconded by Ellen Sternig to approve the minutes of January 22, 2026. Motion carried.

Owner Matters/Correspondence: None.

Financial Report: Terry Handel reviewed the Financial Status Report as of February 25, 2026. The Operating Checking Account Balance is $247,122.15 and the Enterprise Checking SWEEP Account Balance is $29,390.64. The Milwaukee Lawn Sprinkler amount of $7667.00 is "pre-billing" and not Board approved yet therefore not a "payable" item yet. This pre-pay amount is less than last year's Milwaukee Lawn Sprinkler annual invoice, which was a bit pricier last year. We will discuss the renewal later in this Board meeting today and will be deleted once the Board decides on the Milwaukee Lawn Sprinkler renewal contract option with agreed to pricing. There are 3-unit owners with past due quarterly fees which Terry Handel believes are Florida residents currently. Terry will keep an eye on these and monitor the progress of receiving payment. Terry indicated as of February 25, 2026, our Total Reserves Account balance is $902,041.36 (Enterprise Reserve, Enterprise Reserve SWEEP Account and BMO Harris-Social Committee Account and CD tranches) as reflected in our Financial Status Report dated February 25, 2026. Eric Furness, Board Treasurer, stated all CD investments are going as planned.

Terry Handel requested Board approval for 2 Reserve Account transfers which were approved by Brian Spyhalski and Eric Furness.

Motion was made by Brian Spyhalski and seconded by Margaret Schultz to transfer $16,378.00 from the Reserve Account to the Operating Account to pay the following payables:

1. Gaidish Foundation Co. $12,000.00 (Invoice #20261155 dated 2/19/26) for work completed.

2. Blando Door Company LLC $4,378.00 for 2 complete garage door replacements:
   $2,189.00 – 19160A Stonehedge Drive
   $2,189.00 – 18910D Stonehedge Drive

Motion carried.

President's Report: A few things to report. The Reserve Study Sub-committee continues to forge ahead with plans to meet in mid-March with our reserve study contractor, Reserve Advisors, to dig into the details of the funding projections. More to come on this topic. With the winter months typically realizing less activity, a few items have arisen with 2 garage door complete replacements and various units requesting window replacements. A chimney replacement occurred earlier February '26 at 535B McPride which Brian was not aware of until the unit owner made Brian aware of. Brian asked Terry Handel to share the unit owner's email request for the maintenance repair including SJS Roofing's written response for roof repair record keeping purposes. The repair cost was $995.00 by SJS Roofing. Terry agreed to share the maintenance request email string. Brian was contacted by WE Energies' subcontractor Northern Pipeline (Cody) on Monday, February 23rd to ask that our Board communicate to the unit owners that a new transformer would be installed along our West end property line which would affect 505 McPride, 535 McPride, 565 McPride and 585 S. Stonehedge unit owners on Friday, February 27th from 8am-1pm who would be without power during the replacement.

Committee Reports:

Finance:

Eric Furness indicated the 2 Reserve Accounts Transfer for Gaidish Foundation Inc. and Blando Door (see reference above) are the first transfers of Fiscal Year 2026. The big hitters will occur later this year.

Eric also mentioned the Finance sub-committee is aware Suma & Schumacher LLP is no longer preparing year-end financial summaries, as they had done in prior years, and is now providing tax services only. The sub-committee has a proposal from Mark Cantey & Associates, P.C. which came as a recommendation from Hunt Management, who does condominium associations as a practice, in the amount of $3,500.00 for the combined tax preparation and financial compilation report services. The Finance sub-committee is also reviewing this proposal. Suma & Schumacher fees were lower in cost, and they routinely separated the 2 services into two separate quotes. The sub-committee is looking over the new accounting service provider's offer and will recommend to the Board if the Finance sub-committee gives their approval.

Social-Newsletter: Kathleen Spyhalski reported the 3 Summer meet and greet outdoor events have been identified by date for June, July and August with the July event being a potluck type event in celebration of our country's 250 birthday. The 3 dates are Tuesday, June 16th, Wednesday, July 15th and Tuesday, August 18th.

Communication: Peg Vollmer was unable to attend (excused absence); no report this month.

Buildings-Windows-Decks: Brian Spyhalski had nothing new to report out this month.

Landscape, 2026 Irrigation, Rock Walls: Terry Royals stated landscape requests have begun for the spring/summer of 2026. Requests to replace, at the unit owner's cost, their front side garage bed (common area) with a supplier of their choice. The Board and Terry Handel advised Terry & Betsy Royals to request a "plan" from the unit owner's proposed landscape vendor for the Landscape Committee's review and guidance. The Landscape Committee will work with the unit owner. The Landscape Committee will bring the final plan to the Board for review and approval.

The Milwaukee Lawn Sprinkler renewal quote for 2026 has been received by Terry Handel. There are 3 options (1. Spring Startup Only; 2. Fall Winterization Only or 3. Spring Startup/Summer Checkup/Fall

Winterization). Last year (2025), our Association went with Option 3 at a pre-paid (March 1, 2025, payment) of $10,137.00. The cost for Option 3 for 2026 is $10,775.00 if paid after March 1, 2026, and $10,237.00 if paid on or prior to March 1, 2026 (refer to Page 12 of this month's Agenda). Terry Royals made a motion to go with Option 3 and the pre-paid amount of $10,237.00. Brian Spyhalski seconded the motion. Terry Handel will get the MLS contract to Brian Spyhalski and Eric Furness for signature.

Motion carried.

Discussion was initiated about the decision to run a Request for Proposal for Landscape and Snow Removal contract. Brian Spyhalski indicated that an RFP should be run, and an RFP was run 3 years ago. Brian indicated he will share the RFP template and bid result with Terry and Betsy Royals.

Eric Furness mentioned he now has access to the Strong Room application granted by Terry Handel which allows Eric, as the Board Treasurer, to view supplier payments to ensure accuracy and timeliness of payments are observed and maintained as the Treasurer's responsibility includes.

Grounds-Driveways, Concrete/Mud-Jacking & Caulking, Mailboxes, Light Posts-19220 Driveway Retaining Wall: Brian Spyhalski stated nothing new to report out this month.

Roofs-2026 Roof Replacement & Misc. Repairs: Brian Spyhalski reported nothing new or material to report out for this month.

Asphalt/Roads: Terry Handel reported the annual Road Inspection Contract has been received from KSingh (contractor) in the amount of $2,156.25 for 2026. The 2025 contract service fee was $2,075.00 for an increase of $81.25. Brian Spyhalski made the motion to approve the 2026 KSingh contract in the amount of $2,156.25. Ellen Sternig seconded the motion. Terry Handel will sign the contract because it is under $2,500.00.

Motion carried.

Old Business:

TDS/Spectrum: No update to report currently.

Fire Sprinkler Repairs: Terry Handel reported 2 pumps need to be replaced. The affected unit owners have been contacted by the contractor to schedule replacement.

Completed: The basement repair matter for 620A Willowick has been completed and is now closed as reported by Terry Handel.

New Business:

Director Vacancy: Terry Handel advised that there is one vacancy for the Board position.

Such Other Business as May Come Before the Board:

Window Replacements:

Terry Handel presented 3 new window replacement requests for Board review and approval with quotes provided in coordination between Hunt Management, the unit owner and our Association's window replacement and repair contractor, Productive Builders, Inc.:

1. 19190B Stonehedge Drive:
   Productive Builders, Inc.: $9,425.00:
   -Unit Owner responsibility: $5,287.50
   -Association responsibility: $4,137.50

2. 550B McPride Lane:
   Productive Builders, Inc.: $16,805.00:
   -Unit Owner responsibility: $8,685.50
   -Association responsibility: $8,119.50

3. 19070C Stonehedge Drive:
   Productive Builders, Inc.: $9,336.00:
   -Unit Owner responsibility: $5,143.00
   -Association responsibility: $4,193.00

Betsy Royals made the motion to approve the 3 window replacement quotes for a total of $35,566.00 with the Association responsible for $16,448.00. Brian Spyhalski seconded the motion.

Motion carried.

Fire Sprinkler Monitoring System: The monitoring panel at 635 McNally building address is not receiving a signal due to an underground wire break issue. Running the wire is expensive and would require approval by the city with some required upgrading of the existing system because of this option. The lower cost option involves running an underground cable between buildings at a cost of $3,531.55 with the contractor Securitas. Brian Spyhalski made the motion to approve the re-running the underground cable between buildings with Securitas in the amount of $3,531.55. Ellen Sternig seconded the motion.

Motion carried.

Snow Plowing: Unit owner, Jerry Strom, brought to the Board's attention the rusty leaching of Heritage Landscape's Bobcat snowplow which does not have a rubber/plastic blade on Stonehedge's Spur #2. This will be discussed by Terry and Betsy Royals (Landscape Committee co-chair) with Heritage Landscape.

Additionally, unit owner, Carol Wassemiller brought to the Board's attention the matter of remnant snow and ice occurring after plowing in her unit's front door sidewalk and in front of her unit's garage door. The recommendations to resolve given are for Carol to make a maintenance request submission to Hunt Management who will in turn determine whether Heritage Landscape is called out to evaluate and resolve or assign the resolution to Hunt Management's maintenance resource to come on site and resolve by shoveling and/or application of salt.

Adjournment: Motion was made by Terry Handel and seconded by Brian Spyhalski to adjourn the meeting at 2:51 P.M. Motion carried. The next monthly meeting will be at 2:00 P.M. on March 25, 2026.

Margaret Schultz & Brian Spyhalski
Board Vice President & Board President

Pheasant Run Condominium Homes Association, Inc.
Board of Directors Meeting
July 22, 2026

Terry Handel called the meeting to order at 2:02 P.M. on Teams Video/Audio.

Present: Board members – Brian Spyhalski, Margaret Schultz, Eric Furness, Betsy Royals and Ellen Sternig

Others Present: Terry Handel of Hunt Management and Gregg Burzynski of Heritage Landscape.

Unit Owners Present: Terry Royals, Kathleen Spyhalski, Rick Astley, Bruce Stenz, Phil Steffen, Charles Schlick, Carol Wasemiller, and Jerry Strom

Heritage Landscaping Report: Gregg Burzynski reported that they finished pruning today and are working on some topsoiling. Terry noted that the latest mulching invoice was over billed and that it is being held until adjusted. Gregg will contact Sara at Heritage regarding this.

Approval of Previous Meeting Minutes: Motion was made by Ellen Sternig and seconded by Eric Furness to approve the minutes of June 25, 2026. Motion carried.

Financial Report: Terry Handel reviewed the Financial Status Report as of July 22, 2026. The two operating funds - the sweep account and the operating checking – total $426,394. Funds were moved from the reserves in the amount of $200,000 for a three-month CD at 2.5% that will come due October 26th. The 7/12/26 CD was rolled over and another CD will come due August 2nd. A motion was made by Betsy Royals and seconded by Ellen Sternig to transfer $5,167.50 from the Reserve Account to the Operating Account to pay the association portion for windows at the back of 655C MacHenry Circle. The unit owner agreed to fund $5,622.50 for total cost of $10,790. Motion carried.

Owner Matters/Correspondence: None.

President's Report: Brian Spyhalski reported ongoing discussions with the Finance Committee and Treasurer Eric Furness regarding reserve funding and investment strategies. Together they have outlined anticipated reserve expenditures for the remainder of 2026 and 2027 to better understand cash flow and fee income. Eric has compiled detailed projections to guide investment decisions. The Board will continue to update members as planning progresses and remains focused on maintaining safety and liquidity of Association funds while seeking opportunities to offset inflation. The President thanked Terry Handel for continued collaboration in these efforts.

The community's second summer gathering, celebrating the nation's 250th anniversary, was held yesterday and was well attended. Brian thanked the Social Committee and all volunteers for organizing a successful event.

Committee Reports:

Finance: Treasurer Eric Furness reviewed reserve funds and upcoming investment plans. He noted that only 11.5% of the FY2026 reserve budget of $381,000 has been spent to date, with major project invoices expected later in the year. To maintain liquidity for these payments, the committee will delay purchase of the final $200,000 CD until August 2nd, when a $106,789 Alliance CD matures and can be rolled into the new investment. Current liquid assets total approximately $491,000 against the remaining 2026 project budget. Three additional CDs ($383,000 total) will mature in October, and monthly reserve contributions of $41,000 continue through December.

Eric reported that all June vendor invoices reconciled correctly and that year-to-date net income stands at $88,699, favorable to budget. Operating expenses are $79,854 under budget, and reserves are performing well.

Eric presented a proposed investment strategy for 2026-2027 incorporating brokered CDs, U.S. Treasury bills and Fidelity money-market funds to balance safety, liquidity, and returns. The plan will undergo due-diligence review by Cantey & Associates for tax and structural compliance before Board consideration next month.

Social-Newsletter: Committee Chair, Kathleen Spyhalski, reported a successful community potluck event with steady attendance despite a last-minute date change due to heat and Canadian wildfire smoke. Appreciation was expressed to Bruce Stenz and his tent team and all volunteers who assisted with setup and cleanup. The next summer gathering, "Last Call," is scheduled for August 18th, weather permitting. Planning is also underway for the Holiday Lunch on December 5th.

A new small-group activity, the Gardening Group, has begun meeting every few weeks to weed and maintain the front entrance flower beds. Updates and future event details will continue to be shared through monthly email blasts.

Communication: Acting Secretary Margaret Schultz reviewed Peg Vollmer's extensive files to better understand prior communication practices and record-keeping. On July 8th, Kathleen Spyhalski arranged a video meeting with Terry Handel, Brian Spyhalski, and Margaret to discuss the scope of Hunt Management services and clarify how resident updates and annual-meeting preparations were previously handled.

Recent resident updates include the passing of James Young (19185 Stonehedge Dr Unit B) on June 5th and Susanne Diamond (18910 Stonehedge Dr Unit A) on June 17th.
One unit is currently listed for sale: 645 Willowick Ct Unit A, asking $464,900 through Shore West Realtors.

Margaret requested that homeowners share timely information on residence changes - such as moves, sales, deaths - via email, phone, or by leaving notes in the Association mailbox on her porch. All updates will remain confidential until officially published or otherwise requested.

Buildings: Brian Spyhalski reported that the siding RFP is nearly complete and will be distributed to bidders by Friday. Brian expressed appreciation to Terry Handel for sharing valuable experience and insights that helped refine the proposal.

Landscape: Betsy Royals reported that spring punch-list work is approximately 90% complete, with several large drainage items still in progress. Quotes have been received from Heritage and a second opinion will be obtained from Wandsnider Landscape and Design of Menomonee Falls. Appreciation was expressed to the landscape captains for compiling project lists.

Terry Royals is reviewing Heritage's new contract proposal, which reflects a 1% cost reduction from 2026 to 2027 and locked pricing for two years. A 2027 budget will be submitted to Eric Furness by week's end.

Sprinkler issues continue, including broken heads, programming errors, and overgrowth interference. Milwaukee Lawn Sprinkler has 15 active work orders, and brown lawn areas are being monitored. The committee discussed homeowner watering practices and agreed to issue a communication reminding residents of Brookfield's watering guidelines and budget implications.

Three major drainage projects are under review, the largest estimated at $10,000. Betsy and Terry will submit detailed proposals and recommendations to the Board for review and vote, as required for expenditures over $2,500.

Grounds: Brian Spyhalski reported that the mudjacking project with Honeyager Mudjacking Services, Inc. has been approved by the Board and is expected to begin within the next two weeks.

Discussions continue with Forsite Mailboxes, Signs and Site Amenites, the mailbox manufacturer, regarding paint degradation issues. The committee is working toward a resolution and will provide an update at the next meeting.

Regarding 19230A McAllister, drainage concerns at the Ordman residence are being addressed. Wandsnider has provided an architectural plan and quote for repairs, and Heritage will be asked to submit a competitive bid for the work. Wandsnider will handle the design phase, with final contractor selection pending Board review. Additionally, alternative quotes are being sought for removal of two trees at the Ordman property to ensure cost efficiency.

Phil Steffen added that he is awaiting a bid from Bill of B&B Home Improvement Services LLC for caulking work. Phil confirmed that Bill completed the final two mailbox project repairs and sent invoices to Brian and Terry for review.

Phil reported that Bill, of BB, also inspected five decks for owners interested in replacement or composite upgrades; proposals for both wood and composite options will be shared with Terry Handel and the respective unit owners once received.

Roofs and Gutters: Committee Chair, Brian Spyhalski, reported that roof and gutter replacements for 19235 and 19255 McAllister A & B are complete, with gutters installed in one day. The invoice is expected within the week. Two additional McAllister buildings are scheduled for roof replacements in October 2026, funded under the FY 2027 budget and already under contract with SJS Roofing. An RFP issued in June 2026 for two four-unit buildings (18850 Stonehedge and 18910 Stonehedge) near the Brookfield Road entrance has received bids from four contractors. Bid analysis is complete and will be shared with the Board for review; this project will also fall under FY 2027 funding.

Three roof repairs are underway this week, including one at 685A McNally and another on 18850A Stonehedge. The McNally site required design adjustments after Digger's Hotline marked underground utilities; the downspout will now be redirected safely along the privacy fence and attached to it.

Asphalt/Roads: Brian Spyhalski reported on behalf of Bruce Stenz. Bruce has been marking road and curb areas throughout the community in preparation for upcoming repairs identified in the K. Singh May road inspection report. These markings will guide K. Singh Engineering in completing the scheduled maintenance work included in the current repair quote.

Old Business:

TDS/Spectrum: Brian Spyhalski reported that, following consultation with Terry Royals and Terry Handel, the Board will conduct a survey of all unit owners to gauge interest in a potential multi-year group contract with Spectrum for internet and television services. The survey will be distributed electronically via SurveyMonkey and in paper form for residents without email access. The survey will help determine whether sufficient interest exists to pursue a community-wide agreement that could reduce monthly costs for participating homeowners.

Rick Astley raised concerns about homeowner choice and whether such an arrangement should fall under association authority. Brian clarified that participation would depend on majority interest and that the survey's purpose is exploratory only. Terry Handel emphasized that no decision will be made until results are reviewed.

Brian noted that similar collective agreements in other states have yielded significant savings and compared the process to the adoption of the capital preservation fee, where majority support guided implementation.

New Business:

Director Vacancies: Nothing new to report.

Dryer Vent Cleaning: Terry Handel reported on pricing options from Dryer Vent Wizard for a community-wide cleaning program. The tiered structure offers discounted rates based on participation - approximately $94 per unit at the lowest level, decreasing to $31 per unit if 121 or more units participate.
The Board agreed to proceed with the program. Terry will send an email invitation to homeowners outlining the offer and participation deadline, anticipated around mid-August, with cleanings scheduled between mid-August and late September. All work will be performed from the outside of units.
Brian Spyhalski noted positive feedback from a recent service completed for the Diamonds and supported moving forward with the initiative.

Insurance: Terry Handel reported that the HOA's Auto Owners insurance policy is up for renewal on September 1, with a proposed 12% premium increase. He is also pursuing a competitive quote from another company that, like Robertson & Ryan, brokers policies across multiple carriers to potentially reduce costs. Brian Spyhalski and Eric Furness agreed it is worthwhile to obtain comparative quotes but emphasized the need to evaluate deductibles and coverage details carefully to ensure an apples-to-apples comparison. Eric noted that the Association's deductibles have risen significantly - from $2,000 to $20,000 - and cautioned that lower premiums may come with higher deductibles.
Terry will continue gathering information and present findings at the next meeting. He also advised that if the Association changes carriers, it may not be able to return to Auto Owners in the future, given current market volatility.

Such Other Business as May Come Before the Board: Jerry Strom raised concerns about ongoing sprinkler programming issues and uneven watering across units. Brian Spyhalski acknowledged the challenges, noting limited volunteer capacity and the complexity of managing 26 sprinkler boxes. He plans to inspect all remaining boxes in Phase III with Terry and Betsy Royals to verify proper operation and will contact Milwaukee Lawn & Sprinkler if problems persist.

Terry Handel explained that the sprinkler system is not designed for drought conditions and that bluegrass lawns naturally enter dormancy during extreme heat. He noted that coverage limitations particularly on berms and slopes. The Board agreed to continue monitoring system performance and reassess Milwaukee Lawn Sprinkler as needed.

Adjournment: Motion was made by Betsy Royals and seconded by Brian Spyhalski to adjourn the meeting at 3:30 P.M. Motion carried. The next monthly meeting will be at 2:00 P.M. on August 26,2026 via Teams.

Kathleen Spyhalski
Recording Secretary

Pheasant Run Condominium Homes Association, Inc.
Board of Directors Meeting
March 25, 2026

Terry Handel called the meeting to order at 2:00 P.M. on "ZOOM."

Present: Board members – Brian Spyhalski, Margaret Schultz, Peg Vollmer, Eric Furness, Ellen Sternig and Betsy Royals.

Others Present: Terry Handel of Hunt Management and Gregg Burzynski of Heritage Landscape.

Unit Owners Present: Rick Astley, Ken Krueger, Patty Ordman, Phyllis Resop, Terry Royals, Chuck Schlick, Gordon Schultz, Kathleen Spyhalski, Pamm & Phil Steffen, and Carol Wasemiller.

Heritage Landscaping Report: Gregg Burzynski reported starting Monday, March 31, spring clean up will begin. Replacing topsoil where the lawn was damaged from snow plowing and trimming rose bushes and picking up the last of the leaves from the fall. He is meeting with a tree remover person to get prices on removing two trees.

Approval of Previous Meeting Minutes: Motion was made by Ellen Sternig and seconded by Margaret Schultz to approve the minutes of February 25, 2026. Motion carried.

Financial Report: Terry Handel reviewed the Financial Status Report as of March 25, 2026. Motion was made by Margaret Schultz and seconded by Brian Spyhalski to transfer $2,189.00 from the Reserve Account to the Operating Account to pay the following payable: Blando Door Company LLC $2,189.00 for door replacement at 535B McPride Lane. Motion carried and to transfer the amount of $15,522.00 from the Reserve Account to the Operating Account.

Motion was made by Brian Spyhalski and seconded by Ellen Sternig to pay the following payable: $13,333.00 to Productive Builders, Inc. for windows at 640A McHenry Circle. The homeowner's amount due is $7,126.50 and the HOA amount is $6,136.50. Motion carried.

Owner Matters/Correspondence: Patty Ordman thanked the Board of Directors for their assistance with their landscape issues. She will have a meeting with Betsy and Terry Royals and Brian Spyhalski to discuss landscape (tree root/basement and stone wall/electronic box)issues, painting of building and deck issues.

President's Report: Brian Spyhalski reported that they had a Reserve Study sub-committee meeting with Reserve Advisors in March and are now waiting for the revised report. The garage door budget is to be removed from the Reserve Account and a subsequent Operating Expense Account for garage doors will be created in coordination with Hunt Management and Terry Handel.

Committee Reports:

Finance: Eric Furness reported that the 5-year Reserve Plan discussion has been finalized by the Reserve Study sub-committee in coordination with Reserve Advisors analyst Heather Christensen, who is expected to complete the report within the next few weeks and communicate it to the Reserve Study sub-committee. The plan was updated to incorporate input from the Reserve Study and Finance Subcommittees and to reflect Pheasant Run's actual data on the frequency of renovations and repairs. Once the updated report is received, Eric will prepare a summary of the results for the Board.

Eric also reviewed the latest financial report and noted that both the year-to-date operational and reserve accounts are performing favorably compared to budgeted amounts.

Social-Newsletter: Kathleen Spyhalski advised that the March E-Mail Blast has been sent to all residents and includes dates for upcoming events.

Communication: Peg Vollmer reported nothing to report this month.

Buildings-2026 Dublin Contract: Motion was made by Brian Spyhalski and seconded by Margaret Schultz to approve the 2026 painting contract with Dublin Contractors, Inc. in the amount of $55,248.00. Motion carried. The buildings scheduled are as follows:

635 McNally $10,064.00 ** 4 decks..635D deck top not included
685 McNally $ 6,993.00 ** no decks
19475 Stonehedge $5,412.00 ** (1) deck
19020 Stonehedge $8,166.00 ** no decks
19230 McAllister $4,805.00 ** deck excluded
620 Willowick $10,799.00 ** (3) decks with stairs
675 Willowick $ 4,467.00 ** no decks
550 McPride $ 4,542.00 ** small porch/steps

Landscape: Terry Royals advised that if you have a request for repairs, send them to the TownSq website. They will be addressing issues for the Brookfield Road properties that need repairs. Some residents are interested in decorations for the 250th U.S. anniversary this summer for this section.

Grounds-Driveways, Concrete/Mud-Jacking & Caulking, Mailboxes, Light Posts: Brian Spyhalski reported nothing to report this month.

Roofs-2026 Roof Replacement & Misc. Repairs: Brian Spyhalski reported nothing to report this month.

Asphalt/Roads-2026 KSingh Inspection: The annual street cleaning of the roads will be done in April. We are waiting for the date to be scheduled.

Old Business:

TDS/Spectrum: Brian Spyhalski gave a list of the residents to Spectrum to have them advise how many residents have Spectrum as their current cable and internet carrier. He also indicated if there would be a group price if there was a decision to go with Spectrum.

Fire Sprinkler Repairs: Terry Handel advised that the two (2) repairs have not yet been completed.

635 McNally-Monitoring Repairs: Terry Handel indicated there is an issue with the contract signature with the supplier Securitas needing attention to finalize the contract he will coordinate with Eric Furness, Brian Spyhalski and Securitas.

New Business:

Directory Vacancy: Terry Handel advised that there is one vacancy for the Board position.

620A Willowick-Battery Back Up Sump Pump: Motion was made by Brian Spyhalski and seconded by Betsy Royals to approve Ideal Mechanical to install one sump pump and one battery backup system at a cost of $6,602.00. Motion carried.

Such Other Business as May Come Before the Board: None.

Adjournment: Motion was made by Brian Spyhalski and seconded by Ellen Sternig to adjourn the meeting at 2:45 P.M. Motion carried. The next monthly meeting will be at 2:00 P.M. on April 22, 2026, on "ZOOM".

Peg Vollmer
Secretary, Comptroller & Communications