Hello All

We have finally received the updated budget from Ogden. Attached is the new budget for 2026-27.

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Melissa Stolaski (Unit 983)
--Willow Glen Secretary

Please remember that the Board meetings are in a Board member's home. If you have issues to bring to the Board, please read the below memo:

***ALL Board members** need to be given one business day notice about the unit owner's meeting attendance. You must send a work order that addresses the nature of the subject matter to which the unit member would like to address. Unit owners will get to speak at the beginning of the meeting about the matter they wish to address. After presenting the matter, the unit owners will be asked to leave before the Board meeting resumes.*

Willow Glen Condominium Owners Association

7/1/2026 - 6/30/2027

2026 Approved Annual Budget Comparison

	2025	2026	% Variance	Monthly	Per Unit* (28)
Income					
Assessment Income					
5001 - Association Dues	131,040.00	134,400.00	2.56%	11,200.00	400.00
Total Assessment Income	**131,040.00**	**134,400.00**	**2.56%**	**11,200.00**	**400.00**
Total Income	**131,040.00**	**134,400.00**	**2.56%**	**11,200.00**	**400.00**
Expense					
Administrative Expense					
6222 - Legal Expense	420.00	-	-100.00%	-	-
6223 - Corporate Income Tax	350.00	1,102.00	214.86%	91.83	3.28
6311 - Management Fee	9,960.00	10,272.00	3.13%	856.00	30.57
6312 - Office Supplies	310.00	350.00	12.90%	29.17	1.04
6390 - Miscellaneous Expense	150.00	150.00	0.00%	12.50	.45
6941 - Insurance	20,550.00	28,821.18	40.25%	2,401.77	85.78
Total Administrative Expense	**31,740.00**	**40,695.18**	**28.21%**	**3,391.27**	**121.12**
Utility Expense					
6416 - Cable/Internet Expense	31,587.96	35,930.88	13.75%	2,994.24	106.94
Total Utility Expense	**31,587.96**	**35,930.88**	**13.75%**	**2,994.24**	**106.94**
Repair and Maintenance Expense					
6536 - General Maintenance	4,000.00	2,026.49	-49.34%	168.87	6.03
Total Repair and Maintenance Expense	**4,000.00**	**2,026.49**	**-49.34%**	**168.87**	**6.03**
Grounds					

6604 - Lawn/Snow Maintenance	23,928.00	23,267.45	-2.76%	1,938.95	69.25
6658 - Salting/Snow Removal - Additional	-	6,000.00	100.00%	500.00	17.86
6666 - Additional Landscape	-	1,000.00	100.00%	83.33	2.98
Total Grounds	**23,928.00**	**30,267.45**	**26.49%**	**2,522.29**	**90.08**
Personnel Expense					
6731 - Workman's Compensation	580.00	580.00	0.00%	48.33	1.73
Total Personnel Expense	**580.00**	**580.00**	**0.00%**	**48.33**	**1.73**
Transfer to Replacement Reserve					
6956 - Transfer to Reserve	14,718.28	24,900.00	69.18%	2,075.00	74.11
Total Transfer to Replacement Reserve	**14,718.28**	**24,900.00**	**69.18%**	**2,075.00**	**74.11**
Reserve Expense					
7005 - Interest 1st	6,302.40	-	-100.00%	-	-
7020 - Principal 1st	18,183.36	-	-100.00%	-	-
Total Reserve Expense	**24,485.76**	**-**	**-100.00%**	**-**	**-**
Total Expense	**[illegible]**	**[illegible]**	**[illegible]**	**[illegible]**	**[illegible]**
Net Total (Income - Expense)	**$0.00**	**$0.00**		**$0.00**	**$0.00**

WILLOW GLEN CONDOMINIUM OWNERS ASSOCIATION
ANNUAL OWNERS MEETING

Monday, July 13, 2026 @ 6:00 PM

Location: Jack Russell Memorial Library, Community Room

100 Park Avenue, Hartford WI

1. **Call to Order -**
    - The Annual owners meeting was called to order by President John Koch at 6:00pm.
2. **Introduction of Board of Directors -**
    - President John Koch (Unit 923), VP Robin Vullings (Unit 969); VP2 Beverly Belfield (Unit 951); Treasurer Julia Povlich (Unit 921), and Secretary Melissa Stolaski (Unit 983) were present.
3. **Confirmation of Quorum -**
    - A quorum of 17-unit owners was present either in person or by proxy. The count was confirmed by Secretary Melissa Stolaski.
4. **Review & Approval of Annual Meeting Minutes -**
    - A copy of the 2025-25 Annual Meeting Minutes from July 17, 2025, were provided to all homeowners with the 2025-26 Annual meeting notice. A motion to approve the minutes was made by Melissa Stolaski and seconded by Bev Belfield to accept the minutes. The motion carried.
5. **Financial Report -**
    - An explanation of the budget was presented to those present. The budget presented on paper shows an increase of $73 dollars due to changes in cable, insurance and increased budgeting for winter salting/snow removal. Part of this increase was also due to the Federal Government requiring an increase in how much money a condominium association puts money aside in reserves.
    - The Board met with Jennifer from Ogden to discuss how to get the increase in dues lower for everyone. It was decided that by paying off the roof loan, the price would significantly drop the dues. The dues will only increase $10 a month.
    - Roofs were paid off to offset the increase. The CD was used to pay off the loan and then the remainder of the balance was left in the CD.
    - A new budget will be sent to everyone after we get the correct budget from Jennifer at Ogden.
6. **Review and Approval of 2026-27 Budget -**
    - The Board remains conservative in their spending to keep costs down.
    - All present understood the increase (note the original budget sent to homeowners suggested a $73 increase- the Board was able to reduce the amount to a $10 increase.

- We had questions about the increase in insurance. A few members offered suggestions and will get those suggestions to the Board.
- A motion was made by Melissa Stolaski to accept the newly discussed (paperwork to come later) budget with the $10 increase in dues and was seconded by Allen Rothman. By a show of hands, the budget passed. The increase should take effect in August.

7. **Old Business** -
   - Road inspection is not due to be reevaluated again for another year or two.
8. **New Business** -
   - As discussed under the financial report, the roof loan was paid off. The remainder of the CD was left in the bank.
   - Work orders- continue to fill out work orders as Robin and Bev will be the connection between residents and Allar.
9. **Election of Directors/Officers** -
   - Vice President-Robin Vullings was up for reelection. Melissa Stolaski made a motion to close the nominations and give Robin Vullings another 3-year term on the Board. Allen Rothman seconded the motion. By a show of hands Robin was voted in as Vice President for another 3-year term.
10. **Homeowner Concerns (when applicable)** -
    - A request was made for a scheduled day for cutting the lawn--possibly have Allar scheduled on a specific day. Typically Allar comes on Wednesdays or Thursdays. The days change due to rain or heat as the goal is to not cut the lawn when it is hot as that burns the lawn.
    - A resident got two ant hills after some grass was replaced. They were instructed to get products from the hardware store to kill the ants.
    - Residents who aren't watering their newly planted bushes. If they die-due to the resident not watering, the Board will not replace the bushes.
    - Dryer vents and cleaning of AC/heater signs-up are available. The Board allows a resident (Allen Rothman-Unit 957) to organize this sign up and cleaning.
11. **Next Meeting date/Adjournment** -
    - The motion to adjourn came from Melissa Stolaski and seconded by John Koch. The meeting adjourned at 6:30pm.
12. **Respectfully Submitted**
    - Melissa Stolaski, Willow Glen Secretary