

WESTWIND GREENS OWNER'S ASSOCIATION BOARD OF DIRECTORS MEETING

Minutes

Tuesday, August 11, 2026 @ 6:00pm in Unit 5A (Ripples)

Meeting is being held in person

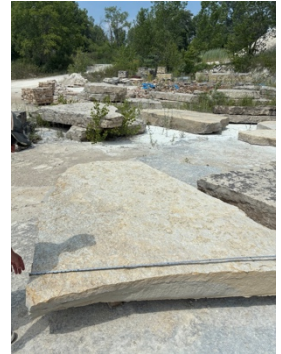
Old Business

Discussion and action on Monthly Finances

- Review monthly finances. All in good shape
- Approved Weatherpro repair invoice to window flashing in 2C for \$2,965
- Review quotes for future painting and roof repair

Review status of New Monument Sign

- Application for Sign permit has been submitted to the Town of Delafield.
- The application must be approved by the Plan Commission
- The next meeting of the Plan Commission is September 1st
- Once this is complete, we can schedule the monument sign installation.
- Chris Smith requested reimbursement for \$61 Sign Permit Fee to the Town of Delafield and Plat of Survey copy. Board approve the request.



Update on enhance landscaping in NW corner of Property

- Trees are planted and being watered
- There is extra dirt near the trees. If any **owners** need some dirt, feel free to take some.



Update on relocated of burn pile

- **Owners** – burn pile has moved. Please stack all material to be burned along the edge of the woods near the pile if possible.
- New grass seed has been planted at the old burn pile location.

Discussion and status of Declaration changes

- **13 of 18 owners have returned the consent to amend document. – 72%**
- According to the fifth Amendment to the Declarations 67% of owners are required to approve an amendment (Declarations – Amendment 5 – Article XV, Section 1). This is the same percentage as required by state law. (Wis. Stat. 703.09(2))
- **Owners have approved** the amendment to the declarations.
- **Owners** – Since requests to transfer slips will in part be based on seniority, a draft seniority list has been prepared (see list attached). Please review and send any corrections to the board.
- Additional information for using the wait list and how the process works will be provided soon.

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Discuss and action on orange spectrum cable on the property

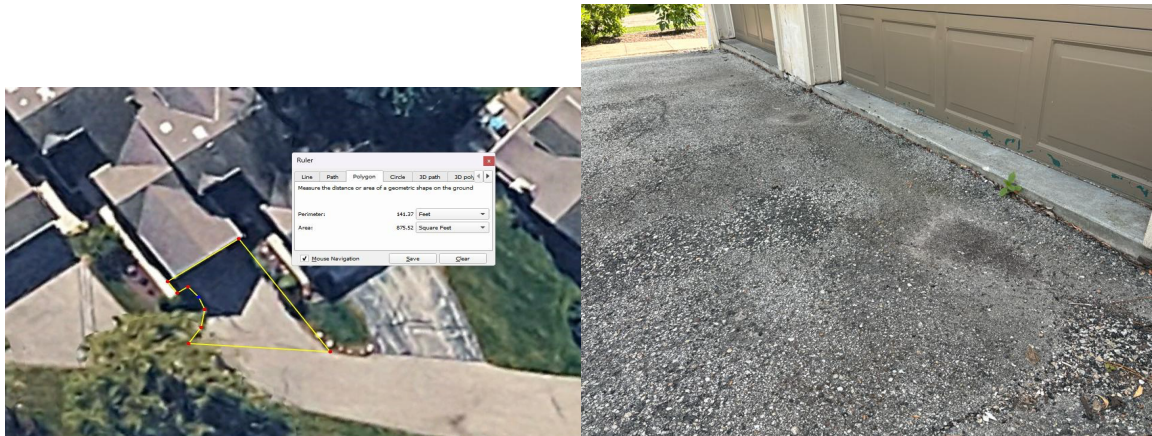
- Attempts to have the cable buried have been unsuccessful to date.
- Representatives claim that it is on the schedule to be complete with no real evidence that this is the case. Board will try to get an answer again.

Update on Ice damage to shoreline repair effort

- We are currently #38 in the queue of work for Sommerset Marine
- The work is currently scheduled to be completed in Spring of 2027
- They will provide a better update on timing at the end of the season.
- Because of the delay, the board has **approved delaying the special assessment of \$2,500** till January 31, 2027.
- **The Special assessment is now due by 1/31/2027**

Review quotes to repair driveway for 5B

- There is at lease 3 inches of settling between the garage and driveway.
- Received quote to repair driveway from Poblocki Paving
- \$1,590.00 (Price valid until 8/29/2026)



- **Board voted to approve this request.**
- **Board also approved clean and crack fill all asphalt in October for all roads and driveways for \$2,780.**

Review quotes to repair driveway for 4A

- Received additional quote to repair excessive cracking at Unit 4A
- Option 1 – Replace entire Driveway - \$5,560
- Option 2 – Patch – \$2,390
- Board voted to Deny this quest.





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New Business

Review need for tree trimming

- Board asked for quotes on two larger trees
 - Willow tree near the "bridge" and shore station storage area
 - \$3,600 + 1,000 Stump removal
 - Locus tree at the corner of unit 4A that is leaning over the garage.
 - \$1,850 + 350 Stump removal
- Board voted to remove the willow but not the stump. This was primarily due to safety concerns for both humans and the storage of boat lifts.
- The Locus will be monitored for any signs of movement.

Review Consolidated Rules Document

- The Rules document has been updated to reflect recent changes to Pier and Boat rules, and the Landscaping guidelines have been added. It will be reissued to all residents.
 - Original Rules Document updated
 - Landscaping addition
 - Pier and Boat addition
- Board approved the consolidated rules and regulations document.
- The updated document will be emailed to all owners.

Request from 4B to remove a hornet nest at 4A

- We have a contract with Kettle Moraine pest control, and they were called to remove it.

Prepare for Annual Meeting

- **Owners:** If you wish to run for the board, please let Chris know by September 1st to have your name included in the mailed ballot.
- Board reviewed

Timeline

- Annual Meeting is scheduled for September 30th.
- Agenda must be mailed by September 14th
- All materials for mailing to RES by September 9th
- Last Board meeting before Annual meeting is August 11th

Agenda for annual meeting (As defined in Bylaws Article IV, Section 7)

1. Member roll call and verification of a quorum
2. Proof of notice of meeting
3. Approval of minutes from 2025 annual meeting
4. President's report – Chris Smith
5. Committee reports
 - a. Grounds Committee – Michael Passaglia
 - b. Pier Committee – Jeff Bell, Dave Ripple
 - c. Book Club report – Dennis Olszanski



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6. Treasurer's report – Terry Niewolny
 7. Election
 8. Unfinished business
 9. New Business
 10. Adjourn
- Notes from discussion

Discussion 2027 Painting & Siding repair Project

- Quotes Received to date

MaCorp - Paint	22,124	per building
MaCorp - Railings	3,000	per building
MaCorp - Carpentry	6,667	per building

WeatherPro - roof	65,000	per building
WeatherPro - Carpentry	6,667	per building

- Board reviewed various options and scenarios based on the quotes received to date.
- Board will present options for these projects at the annual meeting
- Reserves Paint \$111,000
- Reserves Roof \$142,000
- Owners – There is a planned gap (shortage) between the reserves and the cost of the project.

Announcements

- Please **send movies or photos** to be included in the annual meeting video.
- If you are interested in **running for the board**, please let Chris know soon.
 - Chris is up for election to a 2 year term
 - Dave is up for election to a 1 year term

Next meeting

- **HOA Annual Meeting**
 - **Wednesday, September 30th @ 6pm**
 - **Delafield Town Hall**
 - Bring food for the food pantry



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August 15, 2026				
To: Board of Directors				
From: Terry Niewolny, Treasurer				
RE: Financial Statements for July 2026				
Real Estate Specialists made the following payments total:				\$ 7,434.99
Expenses:	\$ 700.00	RES / Monthly management fee		
	2,641.80	Dorado Lawn Services/ Monthly landscaping		
	2,430.00	Dan Sheehan / Siding repairs (Units 2A)		
	500.00	Summerset Marine / Shoreline restoration (down payment)		
	236.17	Deluxe Business Forms / Check re-order		
	864.12	Grounds Keeper / Fertilizer		
	33.17	RES / Monthly admin fees		
	29.73	RES / Quarterly admin fees		
Total Expenses	<u>\$ 7,434.99</u>			
The Bank accounts as of July 31, 2026:				
	BMO Harris / RES			\$ 28,861.51
	Equitable Bank / checking			37,074.95
	Equitable Bank / CD (3.70% due 09/19/2026)			100,000.00
	Equitable Bank / CD (3.60% due 01/09/2027)			101,685.91
	Spring Bank / CD (3.75% due 01/08/2027)			50,896.59
				<u>\$ 318,518.96</u>



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July 12, 2026					
To: Board of Directors					
From: Terry Niewolny, Treasurer					
RE: Financial Statements for June 2026					
Real Estate Specialists made the following payments total:				\$	18,604.98
Expenses:	\$	700.00	RES / Monthly management fee		
		2,641.80	Dorado Lawn Services/ Monthly landscaping		
		525.00	Dan Sheehan / Deck repairs (Units 4A & 2B)		
		10,379.25	Trees On the Move / Tree replacements		
		1,500.00	Kaman & Cusimano / Legal fees		
		925.00	Roto-Rooter / Drainage clean out		
		1,785.00	New Leaf Tree / Tree removal (3 trees)		
		33.17	RES / Monthly admin fees		
		115.76	WE Energy / Electric June 2026		
Total Expenses	\$	18,604.98			
The Bank accounts as of June 30, 2026:					
	BMO Harris / RES			\$	24,048.50
	Equitable Bank / checking				37,074.04
	Equitable Bank / CD (3.70% due 09/19/2026)				100,000.00
	Equitable Bank / CD (3.60% due 01/09/2027)				101,685.91
	Spring Bank / CD (3.65% due 07/07/2026)				50,443.84
				\$	313,252.29



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- Draft - Ownership Seniority List

Based on the total number of years that an owner has owned property

Unit	Last Name	First Year	Years owned
1C	Feyrer	1999	27
2A	Piette - Dillman	2000	26
1B	Savage	2000	26
3C	Pittelkow	2001	25
1A	Larson	2005	21
2B	Tornehl	2007	19
3B	Olszanski	2011	15
4A	Niewolny	2012	14
3A	Bell	2013	13
4B	Holubetz - Ostendorf	2013	13
6A	Boese	2014	12
6B	Passaglia	2014	12
6C	Smith **	2017	12
5B	Borja	2017	9
5C	Wiersma	2017	9
4C	Howe - Yun	2018	8
2C	Bomwell	2020	6
5A	Ripple	2022	4

** owners for 3 years prior to 2017