

I. CALL TO ORDER

President David Pfeiffer called the meeting of the Board of Directors of Lake Ridge 1 Condominium Association to order at 1:03 p.m. on June 17, 2026 at Wayne Chrusciel's residence, 985 Niagara Court, Port Washington, WI.

Present: David Pfeiffer (President), Wayne Chrusciel (Vice President), Karen Krainz (Secretary), Angie Rosploch (Portfolio Manager, Hunt Management).

II. APPROVAL OF PREVIOUS MEETING MINUTES

W. Chrusciel, seconded by K. Krainz, moved to approve the 5/27/2026 meeting minutes. Motion passed.

III. OWNER/RESIDENT MATTERS

- A. Rosploch will follow up with Ernisse Landscaping about looking at microwave vents for correct functioning and potential wasp nest removal.

IV. FINANCIAL REPORT

- A. Rosploch presented account balances as of 5/31/2026:
 - Operating Checking Balance: \$9,820.23
 - Capital Reserve: \$8,622.54
 - CD earning 3.60% interest expiring 9/2/2026: \$50,000
- May 2026 financials were reviewed. W. Chrusciel, seconded by K. Krainz, moved to approve. Motion passed.

V. OLD BUSINESS

- Maintenance Requests — no open/pending requests
- Capital Expenses Update/Report
 - Deck Staining & Repair — Haugen Homes Painting tentatively scheduled to do work in August 2026.
 - Roof Ventilation — A. Rosploch will follow up with Community Roofing & Restoration to schedule work to update roof venting systems on 1085/1087 and 1077/1079 Niagara Ln, and 994/996 Niagara Ct.
 - Drainage Issues — A. Rosploch will follow up with Bob at Basement Repair Specialists regarding quote for the drainage issues on the west side of the property on Niagara Lane abutting the field.
 - Reviewed report for years 2030-2034 and will be exploring various options.
- Owner vs Association Responsibility List — A. Rosploch will draft list for board to review and discuss at next meeting.
- Updating Rule regarding Selling/Transferring Unit — A. Rosploch will provide samples for board to review at next meeting.

VI. NEW BUSINESS

- 2027 Budget — review plan based on Reserve Study recommendations:
 - Walls, Paint Finishes and Partial Replacements, Phased
 - none in 2027; we did it all in 2025 rather than in phases as reserve study originally recommended
 - paint trim is peeling at 996 Niagara Ct — D. Pfeiffer to send pics to A. Rosploch
 - Retaining Walls, Masonry, Phased
 - masonry wall showing separation at 1079 Niagara Ln
 - rock wall between 1071 & 1077 Niagara Ln
 - A. Rosploch will reach out to several contractors (Holton Brothers, Ernisse Landscaping, PLM Paving and Concrete, Merit Asphalt, or other concrete builders and landscapers) for options and quotes.
 - Roofs, Gutters and Downspouts, Phased — two more units

VII. NEXT MEETING DATE

The next monthly Lake Ridge 1 Board of Directors meeting will be held on Wednesday July 22, 2026 at 1:00 p.m. at Wayne Chrusciel's residence, 985 Niagara Court.

VIII. ADJOURNMENT

W. Chrusciel, seconded by K. Krainz, moved to adjourn. Meeting adjourned at 2:05 p.m.

Respectfully submitted,
Karen Krainz
Secretary