

GREEN BAY TRAIL CONDO ASSOCIATION BOARD OF DIRECTORS MEETING

January 8, 2026 at 7:00 p.m.

Attendees:

- Stephanie Maenpaa, Jane Conley, and Judy Kanka.
Called to order at 7:00 p.m.

General Business:

- Discussed Late Fee worksheet. We need to find out how payments are posted – is it when postmarked or actually received. Will reach out to Haley and also find out when late fees are being assessed, can we receive a “heads up.”
- Special Assessment Review – Reviewed Portal to ensure all were paid in full.
- Haley sent out Annual Meeting notification, but contained a few mistakes on the agenda and asking her to re-send with corrected information.
- Jane is going to ask Haley what happened with 2026 Pond bid.
- Discussed topics for Annual Meeting. We want to appoint committees with at least 3 people on each committee to aid in resolving conflicts.
- Received second request on patio extension (one received last year from same resident). Had separately made the decision to send request to lawyer for their input on if this is allowable per By-Laws and Declarations – Rules & Regulations states no extensions, but can be amended. Reply from lawyer stated needs 100% approval of unit owners to change. Hoping to address at Annual Meeting.
- Discussed patio extension violation that currently exists and will decide next steps after the Annual Meeting.
- Haley to follow up with Julia at Yellowstone revising 2” minimum for snow service.
- Met separately with Haley and Mark from Sentry regarding moving money from Community State Bank to our Reserves. We will be pulling the funds from CSB for the Reserves and putting into a CD with Sentry. Sent request to Haley. Asked Sentry who check needs to be made out to and will then close account and give to Haley at Annual Meeting.

Meeting adjourned at 8:30 p.m.

Submitted by Judy Kanka