

**GREEN BAY TRAILS CONDO ASSOCIATION
QUARTERLY MEMBERSHIP MEETING**

April 21, 2026

Pleasant Prairie Village Hall

President Jane Conley called the meeting to order at 6:00 p.m.

Board Members Present:

Jane Conley, Sandy Brand, and Judy Kanka – BOD

Haley Maki not able to attend this meeting.

Unit Owners attending:

20 of 40 members (50%) were present. No quorum necessary for quarterly meetings.

General Business:

- After Jane began the meeting, she announced that Yellowstone reps would not be able to attend meeting. The Yellowstone reps are coming the week of April 27th to walk the neighborhood along with Jane and Sandy to determine landscaping needs and grass will be cut before then. There are yellow flags out to show them where trees need replacing. Normally, brush around pond is cut down in late Fall/Winter and will be addressed.
- Contract Updates: New pond contract. Will be using Wisconsin Lake and Pond Resource for 2026. They will be re-installing the fountain. We did receive multiple quotes for the work that needs to be done. Wisconsin Lake & Pond quote was within budget and will do the work we'd like done. They will also let us know when they come out to work on the pond. The other submissions were from Solitude and Lake and Pond Solutions.
- Ready for Committees to be formed now that Rules & Regs are in place.

They follow:

Landscaping Committee – Diane Briese, Karen Cassiday and Stephanie Maenpaa

Architectural Committee – Peggy Gregorski, Vicki Howard, and Laura Schultz

Judy asked if a Social committee could be formed to maybe put together an Information Booklet for unit owners. Debbie Misurelli and Jean Kupfer volunteered to be on this committee.

- Jane went over current Approval and Modification Request forms that are now on the Portal. These forms are necessary for any work to be done or were done in the past to pass Board approval for Common and Limited Common Elements including Pergola installation.

- An email was sent from Sentry Management to all unit owners asking for any work they feel needs to be done on their respective units – landscaping, gutters, downspouts, etc.
- Spring Projects:

As stated above, Yellowstone will walk the neighborhood to see what needs replacement along with any input from unit owners. Will do work we can to stay within budget.

Gutter/downspout repairs will be done after feedback from unit owners.

Advanced Wildlife was to come to the neighborhood and knock down old wasp nests and spray all units to help prevent return of insects. (UPDATE: This was done on 4/22.) Based on unit owner feedback, there will be fascia repair work so that insects do not get underneath openings.

Trim painting – Will be done based on unit owner feedback.

- The BOD is trying to obtain quotes to fix sidewalks/patios from Village approved vendors. There are several methods available.
- The BOD has attended a Zoom seminar from our attorneys Kaman and Cusimano and will be attending an Expo in person this week presented by Sentry and vendors.

Financial Report:

- Sandy created a pie chart showing 2026 budget expense along with one showing Q1 budget expenses. Currently, we are 9% positive to budget which will hopefully help for snowfall in late 2026.
- Beginning January 1, late fees were to be assessed for late monthly assessments. There are currently none at this time.
- Taxes are due by 3/15, but were not completed until April. They have now been submitted to both Federal IRS and the State of Wisconsin.

Adjournment:

There was no Q&A from unit owners after meeting concluded.

Sue Hall moved to adjourn at 6:50 pm and Mike Misurelli seconded.

Submitted by Judy Kanka

Approved: By GBT BOD 4.28.26 via email