

WILDERNESS NORTH CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES – August 18, 2026

PRESENT: Julie Hoppe, Abhinesh Jadhav, Mary O'Brien, Cal Stanisch, Howard Strutz and Michelle Webb via zoom

The meeting was called to order by President Julie Hoppe at 6:28 PM.

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July Meeting Minutes Approval

The July 2026 Board of Directors meeting minutes were brought up for discussion. Julie Hoppe made a motion to approve the minutes, and Cal Stanisch seconded the motion. The July 2026 board meeting minutes were approved.

Old Business

- As mentioned in several meeting minutes, the board discussed implementing a fee for new buyers of Wilderness North condos. The fee will not apply to re-financing, and will be non-refundable. The collected fee will be added to reserve funds, which would be used to maintain our 16 residential buildings. A proposal was made to change the WNCA rules to include a \$1500 fee to go into effect as of August 18 for any new condo purchases within Wilderness North. Julie Hoppe made the motion, Michelle Webb seconded the motion and the motion passed. In order to facilitate these changes, the rules will be updated and distributed with the August Board of Director's meeting minutes.
- Julie Hoppe and Howard Strutz walked through an updated version of the division of responsibilities document, which had some areas where the wording of the rules could be interpreted in different ways. Michelle Webb made a motion to approve the updated division of responsibilities document, Julie Hoppe seconded the motion, and the motion passed. *(see attached document with the email - changes highlighted)*
- Cal put forward a purchase approval policy for board members when they are seeking to have work done. Cal put forth a motion to accept the purchasing policy. Vicki Krotts seconded the motion, and the motion passed unanimously. In order to facilitate these changes, the rules will be updated and distributed with the August Board of Director's meeting minutes.

New Business

- **Mack Singh** - requested approval for a temporary child's pool on the back patio through the end of August. The board approved the request.

- **PJ Schroeder** - requested approval to replace the dead bush in front with a small shrub that works with the surrounding shrubs. The board approved the request.
- **Ordinance and Law insurance endorsement:**
 - Cal recommended we add the Ordinance and Law insurance endorsement coverage to our Wilderness North insurance policy to make it easier for existing or new owners to refinance or obtain new mortgage loans. The board agreed and approved the expenditure.
 - **Definition of Ordinance and Law Insurance endorsement coverage:** Fannie Mae and Fredi Mac, two federally backed residential mortgage loans, require this endorsement. 50 to 55% of Wisconsin mortgages are covered by Fannie Mae or Fredi Mac. The minimal endorsement is \$5k per building and covers the scenario where a building needs to be reconstructed after a catastrophic event and requires additional work to be brought up to current building codes. The cost of adding \$5,000 insurance cover per building is \$160/yr (in total for all buildings).
- **Condo Fee Payment Expectations**
 - Cal Stanisich requested approval to deposit fees early if they are received early (before the first of the month). There was also discussion about reducing the 10 day grace period to 5 days, but the board decided against this change at this time.

Officer Reports

President Comments (Julie Hoppe)

- **Ongoing Business**
 - Julie checked in on each board member to confirm each is utilizing our filing system in google docs to track all work, invoices, etc.
 - Julie mentioned she will begin to work on organizing a fall cleanup day - more information to come.
 - Julie reminded the Board to start thinking about next year's budget numbers.

Vice President Comments (L. Michelle Webb)

- Nothing to Report

Secretary Report (Michelle Webb)

- **New Business**
 - Michelle reviewed the remaining list of Certificates of Insurance that need to be updated.
 - The board discussed publishing minutes in "draft" format for residents to expedite getting them distributed. The board will do a preliminary review

of the minutes prior to sending the draft to residents. Then the board will continue to do a final approval at the following board meeting.

Treasurer Report (Cal Stanisch)

- **New Business**
 - The board reviewed the financial reports for July. Julie Hoppe made a motion to approve the July financial reports and Vicki Krotts seconded the motion. The motion was approved.
- **Ongoing**
 - Cal monitored our accounting books, tracked return on our investments, and continues to look for ways to save the condo association extra costs and time.
- **Work requested, and not yet done**
 - Look into ACH condo fee paying with Water Stone Bank to see if it is another viable option for residents to pay condo fees electronically.
- **Work done since last meeting**
 - Cal worked on tracking the return on our investments, and managed money by moving some of our money into laddered CD's at the bank. He also compiled an cash forecast and investment spreadsheet to track investments and liquid cash accounts going forward to Dec 2027.

Committee Reports

Building exteriors (Abhinesh Jadhav)

- **Work done (repair/replace) since last meeting**
 - 3725 Yukon Rd; Road damage from dumpster
 - 3845 Yukon Rd, Unit B; Lamp post light figure
 - 17725 Caribou Pass Unit A; Damaged rain gutter
 - 17725 Caribou Pass Unit D; Damaged flag pole holder
 - 17730 Caribou Pass Unit A; Rotten Soffit
 - 17775 Caribou Pass Unit A; Leaking Water spigots
 - 3770 Klondike Ct. Unit B; repaired gutter screen
 - 3785 Kodiak Trail, Unit B; Repaired downspout
- **Ongoing**
 - Painting: we received the quote for additional work for each of 4 buildings on Caribou Pass. Yet to confirm dates by vendor. Tentative confirmed date is 2nd week of Sep.
 - Building numbers - Abhinesh has researched a few more styles for building numbers. The board is reviewing.

- Dryer vent clean out. Dates confirmed by the vendor are 8/26 and 9/11 (Subject to change based on weather).
- 3800 Yukon Road D - Drain tile review and possible replacement - Work in progress with Gadisch team to get their schedule.
- **Work requested, and not yet done**
 - 3825 Kodiak Trail, Unit A; Fascia wood requires painting/repair will be addressed as part of the painting project.
 - 17725 Caribou Pass, Unit D; Existing holes from the flag pole holder needs to be closed/painted.
 - 17730 Caribou Pass, Unit A, Rotten portion of soffit has been temporarily repaired; permanent repair will be completed as part of the painting project.
 - 17800 Caribou Pass; Soffits at the rear of the building require painting; will be addressed as part of the painting project
 - 3705 Yukon Road, Unit C; Vent frame missing at the top, repair is in progress.
 - 3770 Klondike Ct Unit A: Basement wall crack and floor crack reported; further evaluation/repair needed.

Landscape (Vicki Krotts)

- **Complete**
 - Grass Cutting continues and stumps are planned to be removed soon so that some final mulching can be completed.
 - Stump removal - 5 stumps
- **Ongoing**
 - 3705 Yukon Road D - Add fill around front of house due to drainage issue
 - 3800 Yukon Road D - Add fill around back of house between C and D units due to drainage issue
 - Schroeder's - add ditch checks in ditch to slow down water and minimize silt
- **Work requested, and not yet done:** None reported

Patios and sidewalks (Vicki Krotts)

- Nothing to report

Windows and Doors (Howard Strutz)

- **Ongoing**

- Howard has reviewed several vendors in regards to cost and quality as potential contacts for future repairs. He would like to have three or four good options.
- **Work Requested Not Done Yet**
 - 3785 Kodiak Trail A - patio door replacement - Oct-Nov
 - 17775A Caribou Pass - patio door replacement - Nov-Dec

Snow Removal (Howard Strutz)

- **Ongoing**
 - Location of snow removal equipment
 - Placement of plowed snow
- **Work requested, and not yet done**
 - Next year's contract

Irrigation System (Mary O'Brien)

- **Ongoing:** Nothing to Report
- **Work requested, and not yet done**
 - Work needs to be done at 3725 Yukon on the sprinkler system. We are waiting until roofers complete their work.
 - 3850 Klondike Ct has a low-pressure problem. Heads and pipes have been replaced on one side of the driveway, but the water pressure is still not working properly. I am waiting for PLM to come out to give us a quote to trench under the driveway to get at the main irrigation pipe to this unit.
- **Work done since last meeting**
 - 3850 Klondike: one sprinkler head was damaged from the snowplows.

Critter Control (Mary O'Brien)

- **Ongoing:** Nothing to report
- **Work requested, and not yet done:** Nothing to report
- **Work done since last meeting:**
 - Advanced Wildlife has been called twice to take care of an underground bee nest at 3850C Klondike.

Roads and Driveways (Julie Hoppe)

- **Ongoing**
 - Roadway and Driveway sealing to be done in 2027
- **Work requested, and not yet done**
 - 3770 Klondike Ct, Unit A: driveway crack repair
 - 3850 Klondike Ct, Unit A: driveway crack repair
 - 3845 Yukon Rd, Unit D: driveway crack repair

- **Work done since last meeting**
 - Clean out of pipe underneath Klondike

Garage Doors (Howard Strutz)

- **Ongoing**
 - The board discussed potential damage to Steve Mott's garage door. No action will be taken as it is unknown how or even when the damage occurred.
- **Work requested, and not yet done:** nothing to report
- **Work done since last meeting:** nothing to report

Other Unfinished Business

Next Meeting

- Next Meeting: **Sept 8, 6:30 PM via zoom.**
- Michelle Webb moved for the meeting to be adjourned. Julie Hoppe seconded the motion and the meeting adjourned at **8:44PM.**