

WILDERNESS NORTH CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES – February 10, 2026

PRESENT: Abhinesh Jadhav, Vicki Krotts, Julie Hoppe, Doreen Lange, Cyndi Stanisch, and Michelle Webb

The meeting was called to order by President Julie Hoppe at 6:27 pm and held via Zoom.

PRESIDENT’S COMMENTS: Julie Hoppe

The board discussed the upcoming Annual meeting and preparation for board of directors election as well as booking the usual location at the senior center. When the details have been solidified, information will be distributed.

SECRETARY’S REPORT: Michelle Webb

The January 2026 Board of Directors meeting minutes were brought up for discussion. There were no questions or corrections. Julie Hoppe made a motion to approve the minutes, and Vicki Krotts seconded the motion. The January 2025 board meeting minutes were approved.

TREASURER’S REPORT: Doreen Lange

The WNCA Cumulative financial and reconciliation reports for January 2026 were reviewed by the board. A motion was made by Cyndi Stanisch to approve the December cumulative financial report as presented. Vicki Krotts offered a second, and the motion to approve the January 2026 cumulative financial report was passed.

Board approved the switch to Rural mutual to replace our current State Farm policy via an offline email vote prior to the February Board meeting. Doreen Lange made a motion to update the budget to reflect the cost of Rural Insurance and the refund from State Farm. Julie Hoppe offered a second and the motion passed.

Doreen discussed that she is working on preparing for WNCA taxes and handed in information for the compilation report to the accountant in preparation for the upcoming annual meeting. It will get distributed in the annual meeting packet. The annual packet will be distributed electronically this year where possible to save on the significant cost of printing.

BUILDING EXTERIOR REPORT: Abhinesh Jadhav

The following addresses had lamp post work done, although some of the posts were repaired temporarily and will be permanently fixed when weather permits:

- 17730 Caribou Pass
- 17775 Caribou Pass
- 3725 Yukon Drive
- 3770 Klondike Court
- 3835 Klondike Court
- 3825 Kodiak Trail

LANDSCAPING: Vicki Krotts

- Nothing to report

WINDOWS AND EXTERIOR DOORS AND SNOW REMOVAL: Chad Gomoll

New Business

- While plowing, Dorschak hit a garage door and it was not functional and had to be replaced. They also snapped off a sprinkler head, which will be repaired when weather permits.

PATIO AND SIDEWALK REPORT: Vicki Krotts

Nothing to report.

CRITTER REPORT: Cyndi Stanisch

Nothing to report

SPRINKLER REPORT: Cyndi Stanisch

Nothing to report

UNFINISHED BUSINESS:

Nothing to report

NEXT MEETING: Julie Hoppe made a motion to adjourn the meeting at approximately 6:57 PM. It was seconded by Michelle Webb. The motion was carried and the meeting was adjourned. The next Board Meeting meeting will be on Tuesday March 10, 2026 at 6:30.

Respectfully submitted,

Michelle Webb

WNCA Secretary

WILDERNESS NORTH CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES – March 10, 2026

PRESENT: Abhinesh Jadhav, Vicki Krotts, Julie Hoppe, Doreen Lange, Cyndi Stanisch, and Michelle Webb

The meeting was called to order by President Julie Hoppe at 7:02 pm and held via Zoom.

PRESIDENT'S COMMENTS: Julie Hoppe

Chad Gomoll has left the board before the end of his term due to the purchase of a home. Howard Strutz has agreed to take over Chad's position on the board until the election at the Annual Meeting. Julie Hoppe made a motion to add Howard to the board. Doreen Lange seconded the motion and the motion passed.

Julie has started the process of assembling the packet for the annual meeting and will be sending out a request for volunteers to help with the process. The Annual meeting will be held on May 12. Remaining details will be shared soon.

Earth Day will be coming up in April. More information will be forthcoming via email, facebook and by the mailboxes about a spring cleanup.

SECRETARY'S REPORT: Michelle Webb

The February 2026 Board of Directors meeting minutes were brought up for discussion. There were no questions or corrections. Doreen Lange made a motion to approve the minutes, and Julie Hoppe seconded the motion. The February 2026 board meeting minutes were approved.

TREASURER'S REPORT: Doreen Lange

The WNCA Cumulative financial and reconciliation reports for February 2026 were reviewed by the board. A motion was made by Cyndi Stanisch to approve the February cumulative financial report as presented. Julie Hoppe offered a second, and the motion to approve the February 2026 cumulative financial report was passed.

Both the WNCA tax return and the compilation report are complete and the latter will get distributed in the annual meeting packet.

BUILDING EXTERIOR REPORT: Abhinesh Jadhav

New Business:

- Abhinesh discussed the gutter cleanup in spring. As gutters were cleaned in fall,

it's likely some will not need spring cleaning. He will assess which gutters need cleaning and have those cleaned out.

Completed Work:

- 3725 A - Yukon Road - Fixed the 'Lantern'
- 17725 C - Caribou Pass - Replaced Light Bulb

Work to Be Done:

- 3835 Klondike Ct. - Reported Mold in attic and leakage in bathroom vent
- 3725 Yukon Road - Electric supply is not working for lamppost.
- Other pending permanent fixes for lamp posts which are temporarily fixed will be prioritized in early April-2026.

LANDSCAPING: Vicki Krotts

Ongoing Business:

- Vicki is working on coordination with Dorschak to prune trees this year. She is also planning to have the fence at the entrance redone.

WINDOWS AND EXTERIOR DOORS AND SNOW REMOVAL: Howard Strutz

New Business

- Chad emailed his update following the Tuesday Board Meeting. He indicated that he and Howard met to talk through transfer of information around the windows and doors as well as snow removal. Those owners that asked for Argo repairs are getting quotes and will contact Howard or Chad with the details of those quotes.
- Snow Removal: no updates

PATIO AND SIDEWALK REPORT: Vicki Krotts

Nothing to report.

CRITTER REPORT: Cyndi Stanisch

Nothing to report

SPRINKLER REPORT: Cyndi Stanisch

Nothing to report

UNFINISHED BUSINESS:

Nothing to report

NEXT MEETING: Julie Hoppe made a motion to adjourn the meeting at approximately 7:55 PM. It was seconded by Vicki Krotts. The motion was carried and the meeting was

adjourned. The next Board Meeting meeting will be on Tuesday April 14, 2026 at 6:30.

Respectfully submitted,

Michelle Webb

WNCA Secretary

WILDERNESS NORTH CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES – April 21, 2026

PRESENT: Abhinesh Jadhav, Vicki Krotts, Cyndi Stanisch, Howard Strutz and Michelle Webb

The meeting was called to order by Vice President Michelle Webb at 6:31 pm and held via Zoom.

PRESIDENT’S COMMENTS: Julie Hoppe

There have been several condo unit sales and an owner applying for a HELOC recently. A number of insurance questions have come from both types of requests. Most recently one bank introduced questions about WNCA's need for more insurance coverage based on more recent regulations put into place last year. The board is investigating.

Julie also wrapped up final discussion about to-do's for the annual meeting.

SECRETARY’S REPORT: Michelle Webb

The March 2026 Board of Directors meeting minutes were brought up for discussion. There was one typo correction to the March minutes to correct the year from 2025 to 2026 in the meeting minutes approval section. Vicki Krotts made a motion to approve the minutes, and Cyndi Stanisch seconded the motion. The March 2026 board meeting minutes were approved with the correction.

TREASURER’S REPORT: Doreen Lange

The WNCA Cumulative financial and reconciliation reports for March 2026 were reviewed by the board. A motion was made by Cyndi Stanisch to approve the March 2026 cumulative financial report as presented. Vicki Krotts offered a second, and the motion to approve the March 2026 cumulative financial report was passed.

BUILDING EXTERIOR REPORT: Abhinesh Jadhav

Completed Work:

- 3835 C - Klondike Ct. - Vent issue which requires roof work.
- 3850 A - Klondike Ct - Cleared pipes draining water into sump pump.
- 3725 A - Yukon Road - Roof leak causing some water in basement - approach for how to repair is ongoing.

Work to Be Done:

- 3750 D - Yukon Dr - Garage frame paint is coming out
- 17800 D - Caribou Pass - Lamp post fall down (owner liable for the fix)
- 3835 C - Klondike Ct. - Need roof work around Chimney
- 3725 A - Yukon Road - Electric supply is not working for lamppost.

- Permanent fixes for lamp posts which are temporarily fixed will be prioritized in early May 2026 when weather allows at the following addresses:
 - 17730 Caribou Pass
 - 17775 Caribou Pass
 - 3725 Yukon Drive
 - 3770 Klondike Court
 - 3835 Klondike Court
 - 3825 Kodiak Trail

LANDSCAPING: Vicki Krotts

- As mentioned in the email sent on April 20, tree pruning has started in front of the buildings on each street, as well as visible berms. The pruning will continue weather permitting, until all Wilderness North streets have been completed.
- David J Frank will be coming back to clean up trees that came down during the storms.
- There are plans to replace the fences on Yukon by the mail shed / across the street from the mail shed. The fence on the corner of Klondike and Kodiak will also be replaced.
- Grass cutting will start in the front yards weather permitting. Back yards will wait until the wet areas and flooding have dried out.
- Note that going forward, David J Frank should be cutting grass behind all units with ONLY a hand/push mower.

WINDOWS AND EXTERIOR DOORS AND SNOW REMOVAL: Howard Strutz

New Business

- Nothing to report.

PATIO AND SIDEWALK REPORT: Vicki Krotts

Nothing to report.

CRITTER REPORT: Cyndi Stanisch

Nothing to report

SPRINKLER REPORT: Cyndi Stanisch

- Waiting for Shoreline Irrigation to confirm the date that the system will be brought on line.

UNFINISHED BUSINESS:

Nothing to report

NEXT MEETING: Michelle Webb made a motion to adjourn the meeting at approximately 7:29 PM. It was seconded by Vicki Krotts. The motion was carried and the meeting was adjourned. A brief Board Meeting will be held following the Annual Meeting (May 12, 6:30pm) in the Brookfield Community Room.

Respectfully submitted,

Michelle Webb

WNCA Secretary