

Brookshire Owner's Association, Inc.
Annual Meeting
June 1, 2026
Waukesha Public Library

Call to Order: The meeting began with a moment of remembrance for the recent passing of resident Sue McTaggart (3147).

Board members present: Mary Loeffel, President; Connie Hanek, Vice President; Dave Kuesel, Treasurer; Sue Klescewski, Member-at-Large; Mic Pietrykowski, Secretary; Tony Rondinelli, Real Estate Specialists Managing Agent

Proof of Notice of Meeting: Notice sent via mail as well as Appfolio

Quorum: It was noted that there was a quorum of residents. Of the 34 condo units, 2 are empty. Of the 32 remaining units, 29 units (91%) were represented by either being present or proxy.

Meeting Minutes June 3, 2025 Annual Meeting minutes were approved

New residents welcomed:

- Kelly and Kathy Hart 3149
- Nancy Zegarski 3131

Reports of Officers

Finance:

- 2025 financial review: Expenses exceeded income, mainly due to unexpected increases in property insurance (16%) and major capital improvements (notably 3123 roof).
- 2026 budget reviewed which was mailed to residents in November, 2025. Anticipated continued increases in operating costs (insurance, water, and deferred maintenance). Budgets assembled aiming for long-term sustainability.
- Noted trend of rising water and insurance costs, largely due to external factors (switch to lake water, insurance market changes).
- Special assessment of \$900 per unit for 2026, payable in two \$450 installments (June 1st and October 1st), for critical projects (stair repairs, invasive plant removal, tree work).
- Dues have increased, reflecting industry trends and necessary maintenance. Comparative data shows Brookshire dues remain on the lower end among area associations.
- 2025 saw a 16% property insurance increase due to market conditions (age of property, stricter underwriting, fewer insurers for condos). Industry trends now treat roofs as having a 20-year life, regardless of shingle rating. Brookshire's roofs are 19 years old with 40-year shingles. If the roof is not replaced at renewal, insurance may require separate wind/hail deductibles and could raise premiums or reduce coverage. The

board is taking a “wait and see” approach for insurance renewal this fall. Residents encouraged to consult their personal insurance agents with questions about coverage.

Water

- Water use per unit is stable and residents are applauded for conservation efforts.
- Discussion on the pros and cons of splitting water meters per unit. Analysis shows splitting would increase individual costs and require new infrastructure; the board does not recommend it at this time. Maintenance checks revealed no significant leaks.
- Residents reminded to coordinate water shutoffs for plumbing work as meters are shared between roof mates.

Landscaping and Trees

- 2025 landscaping budget was \$23,000; actual spend was just under budget.
- For 2026, similar budget and ongoing walk-arounds with contractors for both landscaping and tree maintenance.
- Approved \$6,450 for tree treatments; selective removals and prunings planned. Plant replacements will be considered case-by-case; some removals may not result in immediate replanting.
- Volunteer “work days” have declined due to aging population and liability concerns.
- Residents can pay for personal plantings, but all landscaping remains HOA property and is maintained to association standards.

Social Committee

- Regular happy hours (locations and dates announced via email/mailbox notices).
- Upcoming events: Chili dinner (Sept 19), annual picnic (Aug 2, rain date Aug 9),
- Ongoing (but always welcoming new members) Monthly book club, twice-monthly board/card games
- Little Free Library available for books, puzzles, and magazines.
- Ongoing food drive (collected at happy hours and events).

Maintenance

- Maintenance requests are submitted through Appfolio. The request is then forwarded to Mark Frey, 3123, to review and assist. Typical maintenance: faucet repairs, exterior painting, roof/sidewalk repair, pest control (for infestations, not routine), drainage issues.
- Noted drainage/flooding problem for 3165/3167 under investigation.
- Landscape requests also go through the maintenance portal.

Communication

- Communication survey showed residents prefer direct email over portal messages; board now sends information directly via email.
- New street signs installed for easier navigation and emergency access.

- Survey results concerning the rummage sale was at 70% response with the result against holding a rummage sale.

Volunteer recognition

- Acknowledgement of numerous resident volunteers for maintenance, landscaping, social events, communications, and more.

Open forum and Resident questions

- Mailbox repair update: Permanent fix pending, snowplow contractor responsible for installation.
- Parking clarification: Guest parking and overnight rules reviewed. Concerns raised about safety on Madison Street due to speeding and visibility; suggestions for reviewing parking procedures.
- Request for better notification of contractors working on property.
- Discussion on landscaping contract scope (pine cone/leaf pickup, additional costs for extras).

Board Elections

Four board openings: Kelly Hart, Sue Klescewski, Stephanie LaFleur, and Mic Pietrykowski nominated (plus a write-in candidate who withdrew). Motion passed to accept slate of four candidates unanimously.

Adjournment The 45th annual Brookshire Condo Association meeting closed at 7 pm

Submitted by

Mic Pietrykowski