

The Villas Condominiums, Inc.

FRANKLIN, WISCONSIN 53132

Minutes of the Board Meeting 8/18/2026

Attendees: Dan Himself, Jay Behling, Pat Reidy, Dennis Miller, Jennifer Hilgendorf, and 3 homeowners. Becky Bocek from Ogden remotely.

1. Meeting was called to order at 5:30 p.m.
2. Homeowner Forum
 - A. A homeowner brought up an issue with grass not growing along a tree line near his condo. This is due to the sun not reaching the seed and the consistently wet ground in that area since it is at the bottom of a hill. If the budget and priority allow the trees to be trimmed back in the future, we can possibly try seeding that area again.
3. July Meeting Minutes
 - A. The minutes were previously approved by the board via email but were also approved unanimously at this meeting.
4. Financial Report
 - A. July 2026 Financials – Dan advised that there was not much activity in July from a financial standpoint. He also stated that the reserves are in line with the budget for the year. The July financials were unanimously approved.
5. Interim Board – Approved Items
 - A. On 7/29/26, approval given for Advanced Wildlife to service the 3 existing properties receiving service.
 - B. On 8/8/26, an ARC was approved for a railing at 7970 S. Susanna Ct.
 - C. On 8/12/26, approval was given for \$1509 for Blumels to add dirt and seed needed next to the new approaches that were put in at 3 properties.
 - D. On 8/13/26, an ARC was approved for a fireplace cap needed for a new fireplace being installed at 3361 W. Villa Dr.
6. Manager Report
 - A. Becky from Ogden discussed the M&M Tree Care proposal for tree trimming. The Association insurance company is requiring 4 properties to have trees cut back. The Board is aware that there are many other trees that need to be trimmed; however, the landscape budget is depleted for 2026 and those will

need to be budgeted for in 2027 and beyond. Becky is also waiting on another quote from Sav-A-tree for this work.

- B. Becky will get us a rough draft to work from to start establishing the 2027 budget.

7. New and Old Business:

- A. Service requests/ARCs – There were no open ARCs as of this meeting. The Board and Ogden continue to review and handle the open service requests.
- B. Contractor Form – Pat W. was at the meeting and shared that she received no additional contractor information from residents to add to the list.
- C. Grinding & Patching Driveways – Jay advised that PLM will be out on 8/19 and 8/20 to mark asphalt areas that need work with pink spray paint. The actual grind and patch work is scheduled for 8/24, weather permitting. Becky will send out a communication to homeowners regarding this work.
- D. Drainage Project – scheduled to start the week of August 24th, weather permitting.

8. Any Other Business:

- A. The board has unanimously voted to try meeting bi-monthly instead of monthly. If this does not prove to be successful, it can be changed back to monthly. Financials will continue to be posted to the portal monthly. Board meeting minutes would now be posted bi-monthly.
- B. Dan will start working on reserving a location for the November 17th annual meeting.
- C. We would like to welcome the following new homeowners to the Villas:
Gerald & Peggy Blohowiak, 3363 W. Villa Dr.
Daniel Kwiecinski, 2914 W. Villa Dr.
Dean Bosanko, 7979 S. Patricia Ct.
Anne Kumor, 3406 W. Villa Dr.

9. Executive Session:

- A. The previous outstanding delinquencies have now been paid.

10. Next Meeting Date:

October 20, 2026, at 5:30 p.m. at the Franklin Public Library

11. Adjournment

Meeting was adjourned at 6:28 p.m.

Respectfully submitted,

Pat Reidy, Secretary