



June 2, 2026

Dear Hunter's Ridge Condominiums of Grafton:

In accordance with Article III, Section 7 of the By-Laws of the Hunter's Ridge Condominiums of Grafton, Inc., NOTICE IS HEREBY GIVEN that the Annual Meeting of the Members will be held on:

**Wednesday, June 17th, 2026
Village of Grafton Senior Center
1665 7th Avenue
Grafton, WI 53024**

**Registration at the door will be from 5:30 PM to 6:00PM
The meeting will start promptly at 6:00 PM**

The purpose of this meeting will be to elect three (3) members to the Board of Directors. Please be advised that Joe Griffin is stepping down from the Board and Jane Freismuth has volunteered for his remaining term of one year. Additionally, we will review and discuss the financial and physical status of the Association. Enclosed for your review are the Agenda, 2025 Annual Meeting Minutes, 2026 Budget and Proxy.

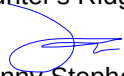
IT IS IMPERATIVE THAT WE GET A QUORUM TO CONDUCT BUSINESS. If you are unable to attend the meeting, please complete and return the enclosed proxy form to Hunt Management or give it to another Unit Owner who will be attending the meeting. If you choose, you may specify the Secretary of the Board as your Proxy.

If you are interested in running for a seat on the Board of Directors, please submit your written intentions to do so to Hunt Management by Friday, June 12, 2026, and your name will be placed on the ballot (of course nominations will also be taken from the floor). The Board of Directors election will take place at the annual meeting.

We look forward to seeing you, or your proxy, at the meeting and ask that you contact the undersigned should you have any preliminary questions or comments.

Sincerely,

Hunt Management Incorporated, AAMC
Management Company for
Hunter's Ridge Condominium's, Inc.


Jenny Stephens
Property Manager

Enclosures



A Community Presence

**HUNTER'S RIDGE OF GRAFTON CONDOMINIUMS. INC.
2026 ANNUAL MEETING OF MEMBERS**

**June 17, 2026
6:00PM
Grafton Senior Center
Grafton, WI 53024**

AGENDA

- I. Call to Order
- II. Verification of a Quorum
- III. Introduction
- IV. Approval of 2025 Annual Meeting Minutes
- V. Report from Management
 - 2026 Budget Review
 - 2027 Preliminary Budget Discussion
- VI. General Discussion Topic
 - Annual Rummage Sale
 - Water Closet Keys
 - Landscaping projects-done at unit owner's expense
- VII. Board of Directors Election
- VIII. Such Other Business as may come before the owners
- IX. Adjournment

HUNTERS RIDGE CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEETING MINUTES – 2025 - UNAPPROVED

DATE: June 18, 2025

TIME: 6:00 p.m.

PLACE: Grafton Senior Center, 1665 Seventh Ave; Grafton, WI

BOARD MEMBERS PRESENT: Linda Lemanczyk, Sue Ingles, Greg Ptak, Amy Wiskirchen, and Antoinette Collins of Hunt Management

GUEST SPEAKER: Garrett Maloney from Robertson Ryan Insurance

CALL TO ORDER: The meeting was called to order by Antoinette Collins of Hunt Management at 6:00 pm. Antoinette introduced herself as the Property Manager for Hunters Ridge. She welcomed the attending residents and thanked them for attending the meeting. Board Members introduced themselves.

VERIFICATION OF QUORUM: A quorum was reached with a total of 32 owners, including attending unit owners and proxies.

APPROVAL OF THE 2024 ANNUAL MEETING MINUTES: A motion was moved and seconded to amend the minutes to list the correct date of the meeting as 6/26/2024. A motion was moved and seconded to approve the amended minutes of the 2024 Annual Meeting.

GUEST PRESENTATION ON CONDO PROPERTY INSURANCE: Garrett Maloney, a representative from our insurance broker Robertson Ryan & Associates, provided an update on the current state of the property insurance market. He highlighted that the condo property insurance sector has become increasingly volatile in recent years, largely due to a rise in weather-related or natural disaster claims and the exit of many insurance carriers in the market.

Mr. Maloney explained that insurers are now requiring condo associations to step up maintenance efforts and replace roofs that are 20 or more years old to maintain coverage eligibility. He commended the Board for proactively planning roof replacements, which enabled the association to secure insurance coverage this year with only a minimal premium increase.

The Board has approved a plan to replace four additional roofs in late summer of this year. Based on a review of projected reserve funds, the plan includes replacing three roofs in 2026 and completing the final two roofs in 2027. The Board has opted against imposing a special assessment on unit owners and, at this time, does not anticipate proposing an increase in monthly assessment fees.

Mr. Maloney reviewed the handouts provided. One includes a letter for unit owners to share with their personal insurance agents, with the reverse side highlighting the importance of loss assessment coverage. The second handout offers information on insurance solutions for condo unit owners through his firm.

REPORT FROM HUNT MANAGEMENT: Antoinette reviewed the association's financial status, including income statements dated 12/31/24 and 5/31/25. The negative variance of \$(3,888.81) reflected on the 5/31/25 statement is attributed to our large upfront insurance payment. The 2025 Budget was also reviewed and the Financial Status Report as of 6/18/25 was presented and discussed.

Operating Checking Balance: \$ 30,307.74

Enterprise Reserve: \$126,603.93

Other items discussed:

Antoinette noted that due to the ongoing roof replacement projects, there are limited budget funds available for general landscaping improvements or driveway repairs. However, unit owners may pursue personal landscaping improvements at their own expense, provided they obtain prior approval from the Board.

Antoinette asked whether there was interest in organizing a community-wide garage sale in the Summer or Fall. The group expressed interest, and the event is scheduled for Aug 8 - 9. All sales must take place within each unit owner's garage; participants may display a sign or flag in their driveway to indicate participation. Unit owners requested to be notified of any additional event details or restrictions and asked that the event details are shared on the community portal.

Antoinette provided information on the new Town Square portal, encouraging all unit owners to create a login. The new portal is mobile-friendly and is gradually being populated with information from the previous site which will eventually be decommissioned.

BOARD OF DIRECTORS ELECTION: An election is needed to fill two (2) Directors' positions. Past Board Member Stacy Barnes has stepped down, and Antoinette, along with the Board, expressed their appreciation for her dedicated years of service.

Incumbent Board Member Greg Ptak submitted his nomination to continue serving and was included on the printed ballot, along with one additional resident nominee, Joe Griffin. Antoinette called for additional nominations from the floor three times; no new nominations were received. A motion was made and seconded to approve the election of the two nominated candidates.

The newly elected Directors are Greg Ptak and Joe Griffin.

OTHER BUSINESS/OPEN FORUM: There were no additional items raised for discussion.

ADJOURNMENT: It was moved and seconded to adjourn the meeting at 6:34 p.m.

Respectfully submitted,

Sue Ingles, Secretary

Hunter's Ridge 2026 Budget and 2025 Income/Expense Summary

ACCT #	BUDGET ITEM	2025	ACTUAL THRU 12/31/2025	ACTUAL 5/31/2026	2026
INCOME					
60-60100-00	ASSOCIATION FEES	267,101	265,612	118,995	280,456
60-60200-00	LATE CHARGES	0	30	670	0
60-60500-00	MISCELLANEOUS	0	1,379	497	0
60-60300-00	INSURANCE PROCEEDS	0	0	0	0
60-62000-00	INTEREST / DIVIDENDS	2,000	2,175	303	100
60-64000-00	CAPITAL CONTRIBUTION FROM RESERVE	162,000	153,828	8,815	120,000
	TOTAL	431,101	423,024	129,279	400,556
EXPENSES					
80-81000-00	INSURANCE	44,000	38,988	22,697	44,000
80-82000-00	LEGAL	1,000	0	485	1,000
80-82100-00	ACCOUNTANT	300	195	195	300
80-82200-00	TAXES	2,000	224	0	500
80-83000-00	MANAGEMENT	17,800	19,042	7,639	18,334
80-83100-00	ADMINISTRATIVE EXPENSE (POSTAGE)	1,500	1,251	625	1,500
80-83200-00	MISCELLEANEOUS	300	0	125	300
80-84000-00	WATER	1,700	1,202	708	1,700
80-84500-00	ELECTRICITY	5,865	3,632	2,789	5,500
80-85000-00	LAWN CARE	25,676	27,088	264	25,795
80-85500-00	LANDSCAPING IMPROVEMENTS / TREES	7,500	633	0	2,500
80-86000-00	SNOW & ICE CLEARING	41,000	31,615	30,000	36,000
80-87000-00	GENERAL MAINT	18,500	2,552	731	10,000
80-87500-00	GENERAL REPAIRS - EXTERIOR	3,500	5,068	225	7,500
80-87520-00	ROOF REPAIRS	4,000	4,110	0	1,000
80-87550-00	DRYER VENT CLEANING	0	0	0	0
80-87600-00	CONCRETE/ASPHALT*	2,320	0	0	1,000
80-87700-00	PEST CONTROL	2,500	2,575	189	2,500
80-87800-00	MAILBOXES	0	0	0	0
80-88000-00	CONTINGENCY	0	0	0	0
80-88500-00	FIRE PROTECTION - 8 Unit Buildings (2)	1,250	1,814	1,429	1,500
80-89000-00	RESERVE	88,390	103,278	49,845	119,627
90-90100-00	MASONRY	0	0	5,818	0
90-90700-00	ROOF REPLACEMENT*	40,000	151,812	0	\$ 120,000.00
90-90500-00	BASEMENET/FOUNDATION REPAIR	15,000	0	8,815	\$ -
90-90900-00	CONCRETE/ASPHALT*	50,000	750	0	\$ -
90-91000-00	LANDSCAPE IMPROVEMENTS	14,500	1,266	0	\$ -
	TOTAL	388,601	397,095	132,579	400,556
	VARIANCE	0	25,929	-3,300	0

	2025 FEES		2026 FEES
MONTHLY ASSESSMENT - 2 FAMILY (18)	\$431.66		\$453.24
MONTHLY ASSESSMENT - MULTI- FAMILY (44)	\$329.29		\$345.75



Condominiums of Grafton, Inc.
Hunter's Ridge Condominium Association, Inc.

Call for Nominations 2026

The deadline for nominating yourself and/or a neighbor is June 12, 2026

Board terms for Linda Lemanczyk, Amy Wiskirchen, and Susan Ingles will end at the close of the Annual Meeting scheduled for Wednesday, June 17, 2026. Additionally, Joe Griffin has vacated his seat and stepping down from the Board, with a one-year term remaining. Jane Freismuth has volunteered to fill the remainder of the term. There will be three open seats on the Board – three seats for the board members' term's ending, which will serve two years. Greg Ptak will remain on the board to fulfill the previously elected terms.

To nominate yourself, please fill out the back side of this sheet, sign it and then return it to one of the nomination committee. At the bottom of the form, please write a short, simple biography to help residents select you for the Board.

To nominate a neighbor for a seat on the board, please fill out the back side of this sheet, have your neighbor sign the form and write a short, simple biography about themselves. Then please return this sheet to a member of the nomination committee. An election ballot will be issued to each household. There will be one vote per household.

New Board Members will be announced at the Annual Meeting on June 17, 2026. More information about the meeting will be sent.

The deadline for nominating yourself and/or a neighbor is June 12, 2026.

Nomination Committee:

Linda Lemanczyk 2275 Seminole Street 414-491-5067

Hunter's Ridge Condominium Association

Call for Nominations 2026

_____ I would like to nominate MYSELF for a seat on the board.

Name _____

Address _____

Phone number _____

Signature _____

_____ I would like to nominate a NEIGHBOR for a seat on the board.

Your Name _____

Your Address _____

Your Phone number _____

Your Neighbor's Name _____

Your Neighbor's Address _____

Your Neighbor's Phone number _____

Your Neighbor's Signature _____

Short, Simple Biography of person to be nominated.

PROXY

Hunter's Ridge Condominiums of Grafton, Inc.

The undersigned owner(s) (or its voting member) in Hunter's Ridge Condominiums of Grafton, Inc. hereby constitutes and appoints **the Secretary of the Association**

or _____ (strike out and add name as desired) as

nominee, as my true and lawful attorney and proxy, with full powers of substitution for and in the names, place and stead of the undersigned, to appear, represent and cast votes upon any matters, including the election of directors, on behalf of the undersigned at the annual meeting of Hunter's Ridge of Grafton Association, Inc. to be held on June 17th, 2026. The undersigned hereby ratifies and confirms any and all acts and things that said proxy may do or cause to be done in the premises, whether at said meeting or at any change, adjournment or continuation thereof, and hereby revokes all prior proxies heretofore executed.

Unit Owner: _____
(Signature)

Date: _____

Unit Owner: _____
(Print Name)

Address: _____

Please return to: jstephens@HuntManagement.com or mail to 10520 N. Baehr Road, Suite Q, Mequon, WI 53092 or fax 262.238.1485