

Minutes Executive Board meeting 1/05/26 3:05PM

All Members present including Chris Hansen

Fran introduced Chris Hansen as potential new treasurer/Don moves for approval, 2nd by Matt, vote is unanimous.

Budget agenda for presentation to homeowners January 15, 2026 needs to be organized and relatable to all owners.

- Mike will lead presentation with opening remarks; how last budget was developed and that this is the 3rd budget.
- Matt to explain the many expense items in further detail.
- Marsha to present comparisons of HOA fees within Milwaukee County.
 - Don will make hand out
- HOA statements to be corrected by Ogden upon approval of Budget
- Voting at Budget Meeting will be taken by a show of hands

Mike presented the issue with the type of anti-freeze for replacement at TH 3860 after incident. Current type could cause fire, new type not approved by NFPA. This is something that ultimately affects the entire community

Otis Elevator has not responded to Violet regarding outage M3 on 12/18/25, nor have they given correct invoicing to Violet, even after repeated attempts on her part.

Fran will reserve clubhouse for Judy Courtney memorial service as "condo function"

Board has authorized Guetzke/Ryan Fire Protection Technician to meet with Mike Gerrits and Ed Smith to go through the sequence for the Fire alarm monitoring history with approximate cost of \$5000

- What is the root of the problem? We still need to figure out "why" that pump energized in the first place
- Is it possible to reconfigure our alarm system from a simple "Supervisory" alarm to escalate the alarm to highest response from Guetzke/Ryan and St Francis fire?
- Investigate using alternative companies? USA Fire protection Systems?
- Could we repair the old unit once new one comes in April and use it as spare?

Violet will respond to Alex S request for audit for past 3 years, acknowledging his right to do so, but informing him of administrative fees for time spent and expense of having to send these documents as paper files (printing, mailing costs, etc.)

Moving forward, Mike proposed that we change the fiscal year for budget ending September 30, with the Budget Meeting in October

Don made motion to adjourn meeting 4:20PM, Mike 2nd

PARK SHORE CONDOMINIUM ASSOCIATION, INC

MINUTES BOARD OF DIRECTORS' MEETING

DATE: Monday, January 26, 2026 TIME: 6:00PM PLACE: Clubhouse and virtual TEAMS

Meeting called to Order 6:00 PM by President, Fran Snowden. DIRECTORS PRESENT: VP Matt Beck, Secretary Marsha Tarney, Mike Gerrits, Jill Buckmaster and Violet Jaskula/Ogden. Don Ellingson absent with prior notification.

Approval of Minutes: Motion made by Matt to approve minutes of October 27 2025, 2nd Jill. Motion passed by all present

Motion made by Mike to appoint Christopher Hansen as Treasurer, 2nd by Matt. Approved by all present.

Financial Reports:

Update by Violet. Eleven owners are overdue with HOA payments by 90 days or more. On Friday, January 31, they will be turned over to collections, if not paid in full by that time.

Motion by Mike to approve Blair contract for \$56,930 for fire sprinkler system update, 2nd by Matt, passed by all present

Motion made by Mike to approve \$1,446.31 for Blair to provide new starter relay to assure the power panel is fully functioning before new pump is installed, 2nd by Matt, motion passed by all present

Budget approval:

2026 Budget was passed by owner vote of 55 approved, 27 disapproved, including 16 votes by proxy

Motion made by Matt to dissolve the Budget Committee due to passage of 2026 budget and to resume committee in September 2026 to begin budget planning for 2027 budget. 2nd by Jill. motion passed by all present

Committee Reports - Reports can be read on the Ogden Website -WI.PORTAL.OGDENRE.COM

- Building Committee-Chair: Mike Gerrits
- Grounds Committee-Chair: Kristen Chenoweth.
- Midrise Committee-Chair: Donna Mittelstaedt
- Townhouse Committee: Chair Mark Kowski
- Social Committee-Chair: Don Ellingsen

Future Meetings - Monthly Board Meeting 2/23/26

Motion to adjourn meeting by Jill at 6:39PM, 2nd Marsha passed by all present

Submitted by Marsha Tarney, Secretary

**PARK SHORE CONDOMINIUM ASSOCIATION, INC
MINUTES BOARD OF DIRECTORS' MEETING**

DATE: Monday, February 23, 2026 TIME: 6:00PM PLACE: Clubhouse and virtual TEAMS

Meeting called to Order 6:09 PM by President, Fran Snowden. DIRECTORS PRESENT: VP Matt Beck on Teams, Secretary Marsha Tarney, Don Ellingson, Jill Buckmaster, Chris Hansen Treasurer and Violet Jaskula/Ogden. Mike Gerrits absent with prior notification.

Approval of Minutes: Motion made by Don to approve minutes of January 26, 2026, 2nd Jill. Motion passed by all present

Financial Reports:

Update by Violet. As of January 31, 2026 - \$2,069,795.84 in total assets, accounts receivable \$5553.63

Motion made by Matt to remove Ed M from Waterfront committee as Waterfront By-laws require Board member. Don Ellingson to replace Ed on committee. 2nd by Marsha, passed by all present

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- Waterfront Committee-Chair: Don Ellingsen

Future Meetings - Monthly Board Meeting 3/23/26

Motion to adjourn meeting by Matt at 6:41PM, 2nd Don passed by all present

Submitted by Marsha Tarney, Secretary

PARK SHORE CONDOMINIUM ASSOCIATION, INC

MINUTES BOARD OF DIRECTORS' MEETING

DATE: Monday, April 20, 2026 TIME: 6:00PM PLACE: Clubhouse and virtual TEAMS

Meeting called to Order 6:00 PM by President, Fran Snowden. Present: VP Matt Beck, Secretary Marsha Tarney, Don Ellingson, Jill Buckmaster, Mike Gerrits attending on Teams. Violet Jaskula Property Manager.

Approval of Minutes: Motion made by Don to approve minutes of February 23, 2026, 2nd Matt. Motion passed by all present

Financial Report: Given by Violet Jaskula. Report can be read on the Ogden Portal

Plaza Roof Update – Needs final walk through for completion and final payment

Fire Sprinkler M1/M2 (Blair)update – ETA mid-May

M3 Elevator update – awaiting new doors on order, expect in 2 weeks, 24-48 hours to repair

Water leaks, multiple units – Residents with leaks will be informed by email that IRSC will contact them for date of inspection before an RFP for construction bids.

Security Cameras in Elevators – Ring cameras may be a solution, TBD

Dog Rules Enforcement – committee headed by Don to meet in May

Ogden Emergency Line to be used for urgent matters 24/7

Annual Meeting 6/22/26 -A letter with be mailed out the First Week of May with information on the process of nominations/election for the Board of Directors. The election takes place on 6/22/26.

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Future Meetings – Annual Meeting 6/22/26

Motion to adjourn meeting by Matt at 6:40PM, Jill 2nd Don passed by all present

Submitted by Marsha Tarney, Secretary

PARK SHORE CONDOMINIUM ASSOCIATION, INC

GENERAL BOARD OF DIRECTORS' MEETING

DATE: Monday, June 22, 2026 TIME: 6:30pm

PLACE: via Teams/ Clubhouse

ATTENDEES: President Fran Snowden, VP Matt Beck, Secretary Marsha Tarney, Jill Buckmaster, Don Ellingsen, Mike Gerrits and Violet Jaskula/Ogden.

Agenda: Quorum obtained: **57 forms and 30 in person attendance**

Call to order: by Fran at **6:32 p.m.**

Fran asked for all Board members to introduce themselves. Members on ballot gave a brief overview as a candidate. Mary Starr introduced herself as a candidate.

Approval of Annual Minutes from 6-30-25 Motion by Mike to accept the minutes of the Annual Meeting. **2nd by Matt.** Approved by all

- Financials – Were sent to all members in the mail. Violet gave financial overview.
- Ogden full report on: <https://wi.portal.ogdenre.com/board/reports>
- Condition of Park Shore Buildings-Mike gave report on Plaza Deck and Town Homes that will be in rotation for roofs and siding repair.
- Leaks Update by Mike-IRSC will schedule water testing on all reported leaks

4. Board of Directors Election

- Fran announced that, under the Park Shore Bylaws, an owner in good standing could be nominated from the floor. No one expressed interest in becoming a candidate.
- Election of Directors, voting results:
- Marsha Tarney – 56, Don Ellingsen – 55, Mary Starr – 55, Matt Beck -51

6. Homeowner Comments: Questions were taken from the floor and answered by the Board

7. Motion to Adjourn at 7:27 pm by Mike 2nd by Don. Approved by all

The Board went into Executive session to elect officers: Motions made and 2nd and passed by all members: Fran President, Matt VP and Marsha, Secretary.

Submitted by Marsha Tarney, Secretary

PARK SHORE CONDOMINIUM ASSOCIATION, INC

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Submitted by Marsha Tarney, Secretary

PARK SHORE CONDOMINIUM ASSOCIATION, INC

MINUTES BOARD OF DIRECTORS' MEETING

DATE: Monday, July 20, 2026 TIME: 6:00PM PLACE: Clubhouse and virtual TEAMS

Meeting called to Order 6:00 PM by President, Fran Snowden. Present: VP Matt Beck, Secretary Marsha Tarney, Don Ellingson, Jill Buckmaster, Mike Gerrits, Mary Starr, Violet Jaskula Property Manager.

Approval of Minutes: Motion made by Don to approve minutes of June 22, 2026, 2nd Mary. Motion passed by all present

Financial Report: Given by Violet Jaskula. Report can be read on the Ogden Portal

Insurance Renewal – presentation in last meeting by Ryan. Cost kept to minimal 8% increase

HVAC maintenance – roof hatch found unlocked at M3. Needs to always stay locked. Contact Ogden for code if needed for maintenance

RFP sent to Hunt Management, Ogden and MPC Property Management for Property Management full review of services provided, portal capabilities

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- Grounds Committee: Kristen Chenoweth
- Midrise Committee: Donna Mittelstaedt
- Townhouse Committee: Mark Kowski
- Social Committee: Don Ellingsen
- Rules Committee: Marsha Tarney
- Waterfront Committee: Don Ellingsen

Old Business

- **Plaza Roof Deck**
 - Trees on the Move will be back for paver blocks and additional river rock
- **Fire Sprinkler M1/M2**
 - is finished and one generator was rewired. Ready to close

Future Meetings – Monthly Board Meeting 8/24/26

Motion to adjourn meeting by Don at 6:40PM, Matt 2nd, passed by all present

Submitted by Marsha Tarney, Secretary

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Motion to adjourn meeting by Don at 6:40PM, Matt 2nd, passed by all present

Submitted by Marsha Tarney, Secretary

**PARK SHORE CONDOMINIUM ASSOCIATION, INC
MINUTES BOARD OF DIRECTORS' MEETING**

DATE: Monday, August 24, 2026 TIME: 6:00PM PLACE: Clubhouse and virtual TEAMS

Meeting called to Order 6:00 PM by President, Fran Snowden. Secretary Marsha Tarney, Don Ellingson, Jill Buckmaster, Mike Gerrits. Mary Starr, Matt Beck absent with prior notice, Violet Jaskula Property Manager.

Approval of Minutes: Motion made by Don to approve minutes of July 20, 2026, 2nd by Mary. Motion passed by all present

Financial Report: Given by Violet Jaskula. Report can be read on the Ogden Portal

- Motion made by Don to replace the A/C M1 first floor. 2nd by Mike 2nd and passed unanimously
- Motion made by Marsha, to replace M2 water tank that for approximately \$12,000, rather than repair for \$5000, 2nd by Jill, passed unanimously

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- Waterfront Committee-Chair: Don Ellingsen

Future Meetings – Budget meeting will be held 10/26/26

Motion to adjourn meeting by Mike at 6:57PM, Jill 2nd by Mary and passed by all present

Submitted by Marsha Tarney, Secretary

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Approval of Minutes: Motion made by Don to approve minutes of July 20, 2026, 2nd by Mary. Motion passed by all present

Financial Report: Given by Violet Jaskula. Report can be read on the Ogden Portal

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Future Meetings – Budget meeting will be held 10/26/26

Motion to adjourn meeting by Mike at 6:57PM, Jill 2nd by Mary and passed by all present

Submitted by Marsha Tarney, Secretary