

CANDLEWOOD VILLAGE BOARD MEETING MINUTES

June 19, 2026 8:30AM

I. Call to Order/Attendance: 8:30am

Larry Freitag

Marlene Pinkowski

John Haeflinger - absent

Cheri Slagter

Becky Hinkle (Ogden & Co.)

II. Board Meeting Minutes – approved via email

III. Financial Reports (May): There was a motion to approve the financial reports. The motion was seconded & carried.

IV. Property Manager's Report: Discussion to be made about the document changes.

V. Committees:

- Grounds Committee (Chris Duelge/Mary Nelson): See attached report.
- Clubhouse Committee (Sandy Borowski): The picnic will be held on 7/15.
- Clubhouse Rentals (Pat Quindt/Denise Kaye): 5 rentals so far this year.
- Exterior Maintenance Committee (Barry Rueckert): Pete discussed issue with window replacements – need to make sure they are being installed inside the current frame & not covering the exterior trim.

VI. Old Business: The board opened up the meeting for questions about the proposed changes to the governing documents. The board agreed to change the quorum requirement from 51% to 40% instead of 30%. They will remove the section about window coverings. Any address corrections will be made as well. Voting on the changes will take place at the annual meeting in November.

VII. New Business: Nothing new

VIII. Homeowners Comments: Questions about tree trimming & resurfacing porches.

IX. Adjournment: 9:40am

The next regularly scheduled meeting of the Candlewood Village Homeowner's Association Board will be July 17, 2026 at 8:30am in the Clubhouse. If you have any questions regarding the meeting, please contact Becky Bocek from Ogden at 414-270-1386 or via email at beckyb@ogdenre.com. You may also contact our administrative assistant, Agnieszka McNight, at agnieszkam@ogdenre.com.

Respectfully submitted by:

Becky Hinkle, CMCA, AMS

Senior Community Manager

Candlewood Board Meeting June 2026

Year- end snow report:

December: 7 events totaling \$22,337.00 plus \$6,940.00 for salt and roof raking \$1,610.00

January: 4 events totaling \$12,324.00 plus \$2,925.00 for salt

February: 3 events totaling \$9,241.00 plus \$975.00 salt

March: 1 event totaling \$6,162.00

I might have missed some, especially in March when I was gone. My understanding from Barry was that I was over budget but he had money from somewhere else he was able to pay the bills so we wouldn't need to be assessed. This was our first year over budget.

This year KEI handled ALL snow events for the whole community which is the reason that we were over budget. I believe our total snowfall was actually 39 inches this year which was around the normal average, but with extra salt and removals it exceeded our budgeted amount. Next year we will not have that excess money to cushion us, so we either have to budget for more or follow the communities Rules and Regulations which state as follows: (The contractor will remove snow when snow accumulation reaches greater than 1 inch. It is the responsibility of each Unit owner to remove any snow amounts less than one inch and to remove any ice that might be present on their respective driveways, front walks and front stoops). KEI is not offering the 1-2 inch individual sign up for snow removal next year as financially they lost money when they did that at \$30.00/push. That amount charged each condo push did not cover their shoveling, transportation, gas and time costs.

I currently do not have any suggestions of someone who would be willing to do that job. I know high school kids that shovel but that would be after school and after school activities, not during the morning or afternoon.

Winter snow cleanup has been completed, sprinklers are programmed and we have started in on our summer contract. The sprinkler system is up and running. If you are having or notice any problems let Mary or me know or you can call John directly.

Due to a miss communication at KEI while my contact was gone for a two week vacation the mulching never got done and by the time I alerted him to this and he could get it in the books it became too late and it was decided we should skip it this year, since the shrubs and bushes were too big to nicely mulch around.

Our new system of sending Mary the landscape requests worked well, so we will continue that way each spring, with a few small revisions for next year. WE received-46 replies with majority requesting tree trimming or tree removal. With the majority of issues being with trees I talked to Todd and it was decided to get an arborist to come in and assess our entire

community for tree issues and to make suggestions how to handle the issues. I anticipate to hear from them in the next couple of weeks. They are trying to make it happen as fast as possible, but there are a lot of issues after all the storms that came in before us, so we have to wait our turn. After I receive the report and cost estimate I will then bring it to the board for approval and hopefully it will all be done this summer after board approval.

Other requests for shrubs and dead items we received will go to KEI this week and they will be handled as we always have. **Please let flags in place and if you see workers do not talk with them because they have the work list I gave them and they will not have time to do extra things off their list. The fee we are charged is for our list only.** If everyone stops them for a short question it will cost us extra, as they will be keeping track of their extra time off assignment. Please just let them finish their work. If you have a question call Mary or me and we will get in touch with the head person.

Grass cutting has had its issues this year sometimes due to rain. Trimming has not been up to our expectation and has been reported as a problem. I have also let them know not all areas are being blown free of trimmings. We will continue to monitor this in the coming weeks.

The first visit by our prairie stewards occurred May 27 at which time they treated and sprayed all the noxious weeds and assessed how well our prairie grasses were doing. They reported everything looked good. They will be coming again this summer to make sure things stay on track.

That's all for now.

Respectfully,
Mary and Chris

Candlewood Village

Window Replacement rules;

Window Replacement : All Window replacement shall be a similar color , style windows including the exact Grill inserts as current windows. All exterior frames shall stay inside the current window frame with no portion extending over the exterior window trim .window tr