MINUTES — Board of Directors
Lake Ridge 1 Condominium Association
May 27, 2026

I. CALL TO ORDER

President David Pfeiffer called the meeting of the Board of Directors of Lake Ridge 1 Condominium Association to order at 10:07 a.m. on May 27, 2026 at David Pfeiffer's residence, 996 Niagara Court, Port Washington, WI.

Present: David Pfeiffer (President), Wayne Chrusciel (Vice President), Karen Krainz (Secretary), Angie Rosploch (Portfolio Manager, Hunt Management).

II. APPROVAL OF PREVIOUS MEETING MINUTES

W. Chrusciel, seconded by K. Krainz, moved to approve the 4/22/2026 meeting minutes. Motion passed.

III. OWNER/RESIDENT MATTERS

- A. Rosploch will reach out to Ernisse Landscaping to look at microwave vents for correct functioning and potential wasp nest removal.
  - W. Chrusciel, seconded by D. Pfeiffer, moved to approve doing this work if quote is less than $2,000. Motion passed.

IV. FINANCIAL REPORT

- A. Rosploch presented account balances as of 4/30/2026:
  - Operating Checking Balance: $13,096.38
  - Capital Reserve: $1,940.35
  - CD earning 3.60% interest expiring 9/2/2026: $50,000
- April 2026 financials were reviewed. W. Chrusciel, seconded by K. Krainz, moved to approve. Motion passed.

V. OLD BUSINESS

- Maintenance Requests — no open/pending requests
- Capital Expenses Update/Report
  - Deck Staining & Repair — July/August 2026
  - Roof Ventilation
    - Accepted quotes from Community Roofing & Restoration to update roof venting systems on 1085/1087 and 1077/1079 Niagara Ln, and 994/996 Niagara Ct.
    - A. Rosploch will follow up on scheduling this work.
  - Drainage Issues
    - Basement Repair Specialists completed the following work on May 27th:
      1) 993 Niagara Ct — Installation of an exterior French Drainage System for surface water management along west side of building
      2) 1085 Niagara Ln — Repair and fill cracks in foundation wall; install Carbon Fiber Crack Stabilization System to mitigate water entry through cracks into the basement
    - A. Rosploch will follow up with Bob at Basement Repair Specialists to request a quote for the drainage issues on the west side of the property on Niagara Lane abutting the field.

VI. NEW BUSINESS

- Milwaukee Lawn and Sprinkler completed the start-up of underground sprinklers for the summer on May 19th. Sprinklers are scheduled to go on Mondays, Wednesdays, and Fridays at 1:00 am.

VII. NEXT MEETING DATE

The next monthly Lake Ridge 1 Board of Directors meeting will be held on Wednesday June 17, 2026 at 1:00 p.m. at Wayne Chrusciel's residence, 985 Niagara Court.

VIII. ADJOURNMENT

K. Krainz, seconded by D. Pfeiffer, moved to adjourn. Meeting adjourned at 10:53 a.m.

Respectfully submitted,
Karen Krainz
Secretary