Rosewood Village I Owners Association, Inc.
Board of Directors Meeting Minutes
Waukesha State Bank
June 18, 2026

1. **Call to Order**
   Kathy Sauser called the meeting to order at 4:58pm

2. **Roll Call**
   Members Present: Kathy Sauser, Lisa Haslbeck, Sharon Carpenter, Marty Dzelzkalns, Terri Knutson, and Ogden representative Violet Jaskula
   Members Excused: none
   Homeowners Present: Richard & Pam Grimm (1909A)

3. **Financial Report for 5/31/2026**
   Operating Account balance: **$81,685**
   Reserve Account balance (First Citizens Bank): **$38,432**
   Reserve Account in CDs at Waukesha State Bank: **$208,631**
   Statutory Reserve: **$522**

   Total Current Assets: **$96,996**
   Total Reserves: **$247,585**
   Total Assets: **$344,582**
   Total Liability: **$5,673**
   Total Equity: **$338,908**

4. **Old/Unfinished Business**

   (a) Retaining wall – Violet stated that Bluemel's told her they expect to work on this project this summer or fall.

   (b) Tree stump behind 1915D (Gwen Ganser) – Violet will follow-up with the appropriate contractor to get this removed.

   (c) Mold on siding – a revised estimate was received from Lakeview Restoration and Remodeling LLC for cleaning the siding of the three affected buildings (1901, 1909, and 1927) in the amount of $496 per building. The board approved of this work and it will be done this summer.

5. **New Business**

   (a) Notice of nonrenewal of insurance – Mid-State Financial Services and CondoLogic sent a notice stating that our CondoLogic insurance will not be renewed on the expiration date (9/30/2026) because they are no longer offering condo insurance. Subsequent communication was received from Mid-State stated they will be providing renewal options for us shortly.

   (b) April & May meeting minutes – the April & May meeting minutes were never posted to the portal. The minutes have since been posted, and Violet requested that future minutes be sent to

the Ogden administrative assistance instead of herself.

(c) Terri is unavailable to attend the July and August meetings and asked if anyone else would be willing to complete the meeting minutes. Lisa and Sharon volunteered to work together to do them.

(d) The lamp in front of 1909A was reported to be out. Lisa will take a look to confirm and will contact Violet if needed.

(e) A demonstration of the Vantaca (Ogden) app will be given at the September Annual Meeting.

(f) One of the small shrubs planted last year at 1909A (Richard & Pam Grimm) has died. Marty will contact Carlos to ask whether the plant falls under warranty for free replacement.

(g) The homeowners at 1909A (Richard & Pam Grimm) also asked about raising their sinking deck themselves. Violet stated that they can take pictures of their receipt and send to Violet for reimbursement.

6. **Adjournment**: A motion was made and seconded to adjourn the meeting at 5:29pm.

Dates and locations of 2026 meetings. All are at 5:00PM.

- July 16 – Waukesha State Bank (Racine Ave)
- August 20 – Waukesha State Bank (Racine Ave)
- **September 16 (Wednesday) – Annual Meeting at Waukesha State Bank (Saint Paul Ave)**
- October 15 – Waukesha State Bank (Racine Ave)
- November 19 – Waukesha State Bank (Racine Ave)
- December – no meeting

2026 Waukesha Water Utility, Water/Sewer Bill by Month and Condo														
Condo	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average	'25 Average
1900	$310	$291	$313	$257	$292								$293	$314
1901	$351	$349	$429	$333	$335								$359	$325
1903	$307	$218	$311	$260	$254								$270	$286
1905	$390	$391	$435	$368	$365								$390	$449
1907	$222	$244	$324	$231	$228								$250	$245
1909	$421	$354	$356	$236	$203								$314	$310
1911	$372	$349	$464	$389	$440								$403	$287
1913	$258	$255	$321	$260	$265								$272	$281
1915	$411	$428	$413	$392	$408								$410	$421
1921	$183	$158	$192	$152	$176								$172	$195
1923	$333	$349	$359	$220	$252								$303	$291
1925	$196	$187	$216	$190	$157								$189	$255
1927	$255	$252	$270	$195	$271								$249	$272
1929	$253	$239	$238	$222	$260								$242	$323
1931	$333	$286	$364	$252	$289								$305	$353
Average	$306	$290	$334	$264	$280	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
Total	$4,595	$4,349	$5,007	$3,957	$4,195	$0	$0	$0	$0	$0	$0	$0		