

WILDERNESS NORTH CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES – July 14, 2026

PRESENT: Julie Hoppe, Abhinesh Jadhav, Mary O'Brien, Cal Stanisch, Howard Strutz and Michelle Webb

The meeting was called to order by President Julie Hoppe at 6:34 PM.

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July June Meeting Minutes Approval

The June 2026 Board of Directors meeting minutes were brought up for discussion. Cal Stanisch made a motion to approve the minutes, and Julie Hoppe seconded the motion. The June 2026 board meeting minutes were approved.

Old Business

- The board discussed the potential of charging a small one-time fee when purchasing a condo similar to many condo associations in the area. The money would go into a reserve account to cover maintenance to roofs, roads, etc. over the long term. The board is going to hold discussion and vote on it when the entire board is in attendance.

New Business

- Howard Strutz has been reviewing the “Division of Responsibilities” chart, which indicates who pays for various maintenance items (the condo association or home owner). He has found some inconsistencies, and a focus group will review and work with Howard to propose clarification language to remove ambiguity.
- Cal Stanisch has been evaluating budgets for the remainder of the year for each responsibility area. Currently there is \$50,000 of uncommitted expenditures for the remainder of the year, that does not include some recent charges, and unexpected events such as tree falls, significant snowfall, etc.
- Cal Stanisch has drafted a policy for procuring services from vendors, and the process for approvals. Specifically, this is the process for paying bills and who can approve them and how they do that. The board will review the policy and vote at the next meeting.

Officer Reports

President Comments (Julie Hoppe)

- **Ongoing Business**

The Social Committee requested the Board consider a financial donation to support a community meal/pot luck. A \$245 donation would cover the cost of renting the Lodge at Mitchell Park. The board discussed and decided not to cover the cost since it is not in our budget. However, the board was open to consider it during budget planning for 2027.

Vice President Comments (L. Michelle Webb)

Nothing to report

Secretary Report (Michelle Webb)

- **New Business**

Michelle reviewed the remaining list of Certificates of Insurance that need to be updated.

Treasurer Report (Cal Stanisch)

- **Ongoing**

- Mary O'Brien has agreed to continue to deposit condo fee checks.

- **Work requested, and not yet done**

- Cal has been reviewing CD and Money Market returns at our 3 banks and will present a recommendation for how to reinvest the \$108,000 CD maturing early August.

- **Work done since last meeting**

- The accounting transactions entry was transitioned from Doreen to Cal on June 1, 2026. In addition, Cal completed check signing & online banking authorization transition from Doreen to Cal.
- Cal set up the ability to pay monthly fees using Zelle at Water Stone Bank and notified residents via email early July. Five residents paid their July condo fees using Zelle. We have received many positive comments from residents.
- Cal invoiced one resident, as well as snow plow & mowing vendors for light post damages. The resident has paid. The vendors have not yet reimbursed WN.

Committee Reports

Building exteriors (Abhinesh Jadhav)

- **Work done since last meeting**

- 3725 Yukon Road - roof replacement is complete.
- 3770 Klondike Ct- replaced rotted front porch pole.

- 3835 Klondike Ct - lamp post repaired.
- 17725 Caribou Pass - damaged rain gutter replaced
- **Ongoing**
 - 3725 Yukon Rd: A dumpster (from roof replacement) sunk into the road due to poor wood planks put underneath. The company will pay for the road to be patched.
 - Painting: we received the quote for additional work for each of 4 buildings on Caribou Pass. Yet to confirm dates and final quotes for all 5 buildings.
 - Building numbers - Abhinesh has researched a few new styles for building numbers. He showed the board a few. He is going to research more options.
 - Dryer vent clean out - Abhinesh continues to seek quotes.
 - 3800 Yukon Road D - Drain tile review and possible replacement.
- **Work requested, and not yet done**
 - 17725 Caribou Pass: Rain Gutter got damaged - fix in progress
 - 3825 Kodiak Trail - Facia wood paint/repair needed. Will be done as part of the paint project.
 - 17800 Caribou Pass - Needs painting of soffits in back that will be done as part of the painting project.
 - 17775 Caribou Pass: Water spigots leaking.

Landscape (Vicki Krotts)

- **Ongoing**
 - Grass Cutting continues and stumps are planned to be removed soon so that some final mulching can be completed.
- **Work requested, and not yet done**
 - 3705 Yukon Rd - Add fill around front of house due to drainage issue
 - 3800 Yukon Rd - Add fill around back of house between C and D units due to drainage issue

Patios and sidewalks (Vicki Krotts)

- **Nothing to report**

Windows and Doors (Howard Strutz)

- **Ongoing**
 - Howard has been meeting with several window and door vendors. Because of the high replacement costs, the board would like to allow owners some

replacement flexibility while maintaining both quality and aesthetically matching our existing building looks.

Snow Removal (Howard Strutz)

- **Ongoing**
 - Location of snow removal equipment
 - Placement of plowed snow
- **Work requested, and not yet done**
 - Next year's contract

Irrigation System (Mary O'Brien)

- **Ongoing**
 - Nothing to report
- **Work requested, and not yet done**
 - Work needs to be done at 3725 Yukon on the sprinkler system. We are waiting until roofers complete their work.
 - 3850 Klondike Ct has a low pressure problem.
- **Work done since last meeting**
 - 3850 Klondike Ct: one sprinkler head was damaged from the snowplows.
- **Work done since last meeting**

Critter Control (Mary O'Brien)

- Nothing to Report

Roads and Driveways (Julie Hoppe)

- **Ongoing**
 - Roadway and Driveway sealing to be done in 2027
- **Work requested, and not yet done**
 - Driveway crack repair at 3770 Klondike Ct
 - Driveway crack repair at 3850 Klondike Ct
 - Roadway crack repair at 3845 Yukon
- **Work done since last meeting**
 - Clean out of pipe underneath Klondike

Garage Doors (Howard Strutz)

- Nothing to report

Other Unfinished Business

Next Meeting

- Next Meeting: Aug 18, 6:30 PM.
- Michelle Webb moved for the meeting to be adjourned. Julie Hoppe seconded the motion and the meeting adjourned at 8:25PM.