

WILDERNESS NORTH CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES – June 9, 2026

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

The meeting was called to order by President Julie Hoppe at 6:30 PM. All members were present thus a quorum was established.

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April Meeting Minutes Approval

The April 2026 Board of Directors meeting minutes were brought up for discussion. Julie Hoppe made a motion to approve the minutes, and Howard Strutz seconded the motion. The April 2026 board meeting minutes were approved. In addition, the abbreviated May 2026 Board of Directors meeting minutes were brought up for discussion. Vicki Krotts made a motion to approve the minutes, and Julie Hoppe seconded the motion. The May 2026 Board of Directors meeting minutes were approved.

Old Business

- Julie reminded the board that the questions recorded from the Annual meeting were responded to in an email provided on May 15.
- Julie and the board discussed the volume questions coming in from banks and mortgage companies on sales and loan refinancing. The list of questions for each sale/refinance is extensive and time consuming to fill out and respond. Julie will investigate to see what options the board might have to charge a fee for the work.
- The board reviewed and agreed on a process for each board member to follow when handling invoices for each vendor, particularly the ones where Dorschack or David J Frank has damaged condo owner or WNCA property.

New Business

There have been both questions and expenses associated with roadways/driveways and garages. To help address any of the questions, Julie Hoppe proposed the Board separate out two additional responsibilities: Roadways/Driveways and Garage Doors. Julie will be the contact for Roadways and Driveways, and Howard will be the contact for Garage Doors. In addition, the 2027 budget will contain a budget line item for both new areas of responsibility.

The board discussed inconsistencies in the Division of Responsibilities document. Howard Strutz will go through and draft some clarifications for the Board to review at the July meeting.

Cal Stanish brought up a new process he'd like to initiate for invoice approvals moving forward. The new process includes a stepped approach to what can be spent by a committee lead (Up to \$2000), up to \$4000 can be approved by the committee lead and the President, and any invoice over \$4000 needs full Board approval. This was discussed, and will be potentially approved at the next meeting. First more investigation will be done to determine whether the rules will need to be updated.

Cal also raised the topic of the interest rates being received in the money market account at BMO and Waterstone. He proposed moving the BMO money market to a different bank to get a better interest rate. The board agreed, and Cal will be working with the banks to move forward with the changes.

Officer Reports

President Comments (Julie Hoppe)

- **Ongoing Business**

Julie reminded the board about what documents should be added into our google drive account, and how to get the information there.

Vice President Comments (L. Michelle Webb)

Nothing to report

Secretary Report (Michelle Webb)

- **New Business**

Michelle reviewed the list of Certificates of Insurance that need to be updated and assigned each of the members with vendors from their associated areas to get updated COI's.

Michelle also reviewed the list of Vendors that we utilize, and updated it with any vendor that was missing.

Treasurer Report (Cal Stanisch)

- **Ongoing**

- Mary O'Brien has agreed to continue to deposit condo fee checks.
- Cal Stanish shared that he will be recording accounting entries in QuickBooks online effective June 1, 2026.(January thru May) instead of Quicken. As a result, the Board will now review the financial reports that Quickbooks generates. The content of the old reports is included in the new reports. Julie moved to approve the cumulative financial reports through May 31st. Abhinesh Jadhav seconded the motion, and the

motions passed. The board did not review the reconciliation report but will review it in July.

- Cal also brought up changing the grace period for late payments. The board will discuss at next month's board meeting.
- Cal is investigating setting up the ability for residents to pay monthly dues via Zelle. As he moves through the process he will update the board and if successful, information will be distributed regarding the topic.

- **Work done since last meeting**

Doreen met with Cal and transitioned the Accounting Transactions Entry process effective June 1, 2026. Doreen also transitioned the check signing & online banking authorization transition from herself to Cal.

Committee Reports

Building exteriors (Abhinesh Jadhav)

- **Ongoing**

- Abhinesh had Rainday examine all the roofs. Due to some leaks and damage, the roof at 3725 Yukon Road will be re-roofed this summer. Julie moved to approve the expenditure, Cal Stanish seconded it and the motion was passed.
- Abhinesh is investigating replacement of building numbers for each unit, and will share with the board for review.
- Abhinehs is in contact with the vendor that cleans out the dryer vents. Work is planned for June.

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

- 3800 Yukon Road - Drain tile review and possible replacement
- 3770 Klondike Ct - Rotted front porch wooden pole. Needs replacement (work in progress)
- 3725 Yukon Road - Roof leak causing some water in basement (either roof replacement or repair) - Yet to hear from Rainday Company (Paul)
- 17800 Caribou Pass - Painting of soffits in back
- 17775 Caribou Pass -
 - Two spigots that are leaking water when in use - handyman contacted
 - Spots observed on two units need touch-up painting. Painting will be done by owner.

- **Work done since last meeting**

- 3800 Yukon - Connected with drain tile assessment vendor, awaiting on their availability.

- 3725 Yukon - Lamp post power fixed
- 3705 Yukon - remove leaking rear water bibb hose fitting
- 3775 Yukon - Light pole replaced
- 3725 Yukon - Roof leak - to be addressed by roof replacement (see above)
- 3825 Kodiak - Replaced light on light pole, vent issue which require roof work, attic leakage roof + chimney work
- 3820 Klondike - Reseal and caulk concrete window sill and caulk siding to close gap to keep bees out
- 3820 Klondike - Bird/vent issue investigated.
- Lamp post fixed permanently at below addresses for which temporary work done earlier in this year:
 - 17800 - Caribou Pass (Owner's guest hit lamp post)
 - 3775 and 3845 Yukon (Lawn Mower hit the lamp post)
 - 3770 - Klondike - (Lawn Mower hit)
 - 3835 - Klondike - (Snow Plow hit the lamp post)
 - 3825 (2 units) - Kodiak - (Snow Plow hit the lamp post)

Landscape (Vicki Krotts)

● **Ongoing**

- The board discussed Vicki's budget. Michelle Webb made a motion to utilize money from reserves to pay for the new fences. Mary O'Brien seconded the motion and the motion passed.
- Vicki discussed the mulch application by the Brookfield Central Football team, and advised the board that they will be coming back out the week of June 14 to complete the job, weather permitting.
- As part of the Landscape budget, the board also discussed the cost of upcoming tree removal, stump removal and Ash Tree treatment. If the budget allows, the Ash trees will be treated this fall. The board also discussed the ongoing treatment of the invasive plant in our wetlands. Due to the high cost, we will not be treating them in fall as originally planned. Instead the money will go towards other line items in the landscape budget mentioned above.

Work requested, and not yet done

- Removal of trees from neighbors on Charter Point
- Response to requests for replacement foliage
- 3705 Yukon Road - Add fill around front of unit due to drainage issue
- 3800 Yukon Road - Add fill around back of unit between C and D units due to drainage issue

● **Work done since last meeting**

Patios and sidewalks (Vicki Krotts)

- **Nothing to report**

Windows and Doors (Howard Strutz)

- **Ongoing**
 - Nothing to Report
- **Work requested, and not yet done**
 - 17775 Caribou - Request to repair sliding door
 - 3785 Kodiak Trl - Request to replace sliding door
- **Work done since last meeting**
 - Howard met with both window suppliers Callen and Argo, and will also talk with Lisbon Storm, Screen and Door.

Snow Removal (Howard Strutz)

- **Ongoing**
 - Howard is still investigating a new location of snow removal equipment. More discussion as the plan is firmed up.
- **Work requested, and not yet done**
 - Next year's contract
- **Work done since last meeting**
 - Dorschak has repaired the grassy areas that they damaged during snowplowing.

Irrigation System (Mary O'Brien)

- **Ongoing**
 - Shoreline Irrigation has scheduled a plumber to come out on June 2nd to evaluate the leaky valve in the pump house. Plans are for Shoreline to come back on Wednesday, the 3rd to get the system up and running.
 - Water goes on tonight, 6/9
- **Work requested, and not yet done**
 - 3850 Klondike Court - owner reported that one of the sprinkler heads was damaged from the snow removal.

- **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 A
 - Driveway crack repair at 3850 Klondike A
 - Roadway crack repair at 3845 Yukon D
 - Sealing has said they should wait till next year.
- **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: July 14, 6:30 PM.
- Michelle Webb moved for the meeting to be adjourned. Julie Hoppe seconded the motion and the meeting adjourned at 8:40PM.