

Village Manor Condominium Association
4102 North Wilson Drive/1202 East Kenmore Place, Shorewood, WI 53211
Monday, January 19, 2026, Unit 1

MINUTES

ATTENDEES: Anne and Andrew Dressel (Unit #1), Oanh Pham (#3), Cary Tucker (#7); owner of unit #4, Margaret Roche, was not present but asked Anne and Andrew Dressel to serve as her proxy.

- I. **CALL TO ORDER.** The meeting was called to order at 7:10 p.m. by Andrew Dressel with a quorum represented.
- II. **ELECTIONS.** Moved, seconded, and unanimously passed (hereafter “MSUP”) that Andrew Dressel be elected President, Cary Tucker be elected Vice President, and Anne Dressel be elected Treasurer and Secretary of the Village Manor Condo Association for the coming year.
- III. **APPROVAL OF 2025 MINUTES.** MSUP that the previously distributed minutes of the Annual Meeting held in January 2025 be approved as written.
- IV. **REVIEW FINANCIAL SUMMARY AND OVERVIEW OF 2025:** The 2025 budget, which was previously distributed, was reviewed and discussed.
- V. **REVIEW PROPOSED BUDGET AND FEES FOR 2026:** Three possible 2026 budgets, which were previously distributed, were reviewed and discussed. MSUP to approve the Option C 2026 proposed budget, with the addition of \$100 for monthly savings (see separate document). Oanh suggested having the cleaners come only one time per month, which Andy will explore. Snowplow Pros has already been paid for the 2025-26 winter season to do plowing; it also includes 2026 gardening and lawn care.
- VI. **CONTINUING AND POSSIBLE PROJECTS FOR 2026.** Andy will explore costs for exterior trim painting, gutter cleaning, and repairing the retaining wall. He will reach out to Kingo Church about retaining wall repairs.
- VII. **OTHER.** The building is in compliance with Shorewood fire codes. As an added precaution, Andy will block the door vents that lead into the basement. Anne will research if there are state laws or village laws regarding the building being smoke-free and that the units be owner occupied.
- VIII. **DIRECTORY.** Anne will circulate the building directory by email for updates.
- IX. **ADJOURNMENT.** The meeting was adjourned at 8:30 p.m.

Respectfully submitted by,
Anne Dressel, Secretary