

1522 On the Lake Condominium Association, Inc.

Board of Directors Meeting Minutes

Date: Wednesday, November 19, 2025

Board Members	Present
Deb Holtkamp, President	Yes
Gregg Jozwik, Vice President	Yes
Rebecca Nguyen, Sec/Treas	Yes
Paul Oman, Director	Yes
Judy Jacobson, Director	Yes

Property Manager, Peggy Leppien was present.

Location: 1522 On the Lake Community Room and via Zoom

Meeting called to order at 6:35 pm by President, Deb Holtkamp.

Kenny will be out of the building for the remainder of the week and is expected to return mid-next week. If any needs arise during his absence, please contact Peggy.

Rebecca provided an overview of how the budgets are assembled and reviewed the proposed budgets with the owners. The following summarizes key feedback and discussion:

Operating Budget

Other Income

An owner suggested increasing the rental rate for the guest suite. The suite does generate income for the Association, which is taxable. The Board will need to consider whether raising the rental rate might reduce usage, as many owners view the guest suite as an important amenity.

Repairs and Maintenance

Because the budget includes contamination fees for recycling, one owner suggested eliminating the recycling bin altogether and combining all garbage into a single waste stream.

Concerns were raised regarding the effectiveness and cost of front desk personnel. A car and tools were recently stolen, and it was noted that the front desk did not observe these incidents. Given the significant expense and current financial pressures, some owners questioned whether it is prudent to continue spending at this level. The Board noted that they have met with the Security Advisory Committee and are evaluating their recommendations. Opinions in the building differ, and it is understood that not all owners will agree on the best approach.

1522 On the Lake Condominium Association, Inc.

Board of Directors Meeting Minutes

General and Administrative

Owners asked why the Association is paying for bulk cable service when many people stream content. The bulk rate remains less expensive than individual service plans. The current contract extends through the end of 2026; the Board will revisit options closer to the contract expiration. Paul also arranged for AT&T to evaluate potential internet service options for the building.

Dog Fee

Owners expressed mixed reactions to the Board's implementation of an annual dog fee for units with dogs. Initially considered as a way to offset cleaning costs related to dog accidents, these funds will also be earmarked for ongoing maintenance of the dog play area.

Reserve Budget

The Board has decided to accelerate the elevator modernization project. An owner recommended that Automated External Defibrillators (AEDs) be installed on upper floors before the project begins and suggested scheduling another CPR training class.

Conclusion

The Association fee increase for 2026 is 8.92%.

There was general discussion regarding the need to increase Reserve funding, including the likelihood of a future special assessment to support major capital projects including elevator modernization and planned roof repairs.

Paul made a motion to approve the 2026 Operating and Reserve budgets. *Motion unanimously approved.*

Meeting adjourned at 8:47p