NORTHVIEW BEND CONDOMINIUM ASSOCIATION
ANNUAL OWNERS MEETING - TUES APRIL 28, 2026 @6:30 PM, PEWAUKEE LIBRARY

Meeting Minutes

Call to Order at 6:30 pm
Attendance: Doug of RES, board members Kevin, Todd, Janet, Suzanne, & Garry
Approximate (45) owners present, plus seven (7) by proxy. Net (52)

1. Financial Report – 2025 Year End and 2026 Budget below
   - Year 2025 closed with $129,272.44 in total assets
     - Operating Cash: $46,721.73 Reserve: $82,550.71 Net = $129,272.44
   - For Year 2026 Owner dues will remain $480/Mo (rate since Aug 2023)
   - 2026 Operating Expense Budget = $326,350. Increase of $22,864 vs. 2025.
     - Equivalent of $340 per month per Owner consumed by 2026 Expenses
   - Allows $134,450 Reserve Funding in 2025. Equivalent of $140/Mo/Owner to Reserve.

Balance Sheet

Properties: NORTHVIEW BEND CONDOI
As of: 12/31/2025
GL Account Map: CONDO CASHFLOW
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	46,721.73
Reserve Account - 1	82,550.71
Total Cash	129,272.44
TOTAL ASSETS	129,272.44

K. Ramus - For April 28, 2026 Owner Mtg

NVB CONDO 2026 BUDGET	Annual	Per Month
City Sewer & Water	$78,000	$81.25
Snow Removal	$52,300	$54.48
Lawn Care & Fertilizing	$45,938	$47.85
Prop Insurance + (1) Claim	$30,554	$31.83
General Repairs	$24,000	$25.00
Garbage & Recycling	$23,700	$24.69
Fire Protection	$22,000	$22.92
RES Management Fees	$19,860	$20.69
Admin, Legal, Pest Control	$10,425	$10.86
Electricity	$5,500	$5.73
Pond Expenses	$5,000	$5.21
Plumbing & Supplies	$5,000	$5.21
Landscape Repair	$4,073	$4.24
Operating Expenses	$326,350	$340
		Per Month
Reserve Contribution	$134,450	$140
		Per Month
2025 Owner Dues	$460,800	$480

2. Completed 2025 Capital Improvements Funded by the Reserve
   a. 2165 and 2153 New roof, gutters & downspouts.
   b. 2137 New gutters & downspouts.
   c. New porch posts & concrete repair 2125 U7-8, 2145 U5-6, 2205 U1-2.
   d. Property wide mulch.

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3. The Reserve increased as collections of the Special Assessment posted. The value below does not include the complete $1,500 per Owner Special Assessment as not all amounts due have been received. NVB took out (1) CD and moved a large portion of the Reserve to higher yield accounts.

AT RIGHT: RESERVE
AS OF MARCH 31, 2026

$208,608

Balance Sheet

Properties: NORTHVIEW BEND CONDO
As of: 03/31/2026
GL Account Map: CONDO CASHFLOW
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	76,460.89
Reserve Account - 1	17,031.20
Reserve Account - 3	65,115.97
Reserve Account - 4	50,000.00
Total Cash	**208,608.06**
TOTAL ASSETS	**208,608.06**

4. 2026 Capital Projects Planned, to be Funded by the Reserve
   a. Sixteen (16) garage door trim replacements. Work will be complete in May.
   b. Plant replacements at (4) 2153 patios. We removed overgrown arbor-vitae in Sept 2025.
   c. Seeking quotes to start replacing aged sump pumps.
   d. Possibly remove more over-grown plantings and replace with new plants. Cost & areas TBD.
   e. Need a project with City of Waukesha to greatly reduce rain water & melting snow onto the sidewalk near Emsile by capturing it and draining it under the side walk & into City storm sewer

5. Owners need to follow the NVB By-Laws & Rules
   a. Windows, exterior doors, interior door from the garage & overhead garage doors require written architectural approval from RES & Board. Storm door approved styles on APFOLIO & from RES.
   b. No planting or removing common space bushes & trees
   c. All types & sizes of bird seed feeders BANNED
   f. Max of (2) liquid feeders allowed on the ground. Bird feeders are NOT allowed on upper decks.
   g. Garbage & recycling cans are to be kept in the garage except for Friday collection.
   h. 35-pound MAX dogs. Must be leashed & pick-up poop. RES enforcing w/ fines
   i. Parking only in approved spaces, not in Visitor designated parking, not adjacent to driveways

6. General Items & Reminders:
   a. Rummage Sale Dates 2026: June 4-8, June 11-15, Sep 17-21, Sep 24-28
   b. Need water conservation, verify NO LEAKING TOILETS, limit outside watering
   c. Owner ANNUALLY responsible to have their AC condensate drain tube clear and flowing.
   d. Owners are to submit maintenance requests in APFOLIO

7. Outside Light Fixtures are responsibility of the Owners – MUST maintain SPECIFIC DESIGN Exterior small light fixture at porches, patio doors, front doors and garage overhead door. Home Depot # 206241691, Model #23451, SKU #1001564271.



THESE ARE 14.13" X 6"

DO NOT INSTALL THE LARGER 16.25" X 8"



8. Letter from Attorney office of Kaman & Cusimano Issued to All Owners

We discussed the letter and enclosures issued by the Attorney regarding the process to seek Owners formal signed vote to enact owner occupied requirement with exception of direct family residing. See details in the notice & letter from the Attorney. Asking Owners to return their forms by July 1, 2026.

9. Board Members: (1) open position, Janet Enters, Treasurer, term is thru April 2026
Janet self-nominated her renewal for an additional 2-years. Multiple Owners 2nd the nomination. No other Owners voiced their desire to be considered. Owners accepted Janet thru April 2028.

10. Owners Concerns / Questions from the floor.

Owner asked if NVB Association was responsible to pay to replace cracked sidewalk near west end of Broken Hill. → Doug Koller stated YES

Large pine trees along Northview Road need significant trimming as they partially block the walkway.

Sump pumps concerns raised by J. Hood @ 2125-U6. Board previously noted 2145 sumps are under quotation process to be replaced.

Owner at 2209 U1 requested consideration to have the upper deck washed and stained.

Meeting was adjourned at 7:40 pm.

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NORTHVIEW BEND CONDOMINIUM ASSOCIATION
ANNUAL OWNERS MEETING - MONDAY APRIL 21, 2025 - 6:30 PM

Meeting Minutes

Call to Order at 6:30 pm
Attendance: Doug of RES, board members Kevin, Suzanne, Janet, Jeff, & Todd
Approximate forty-one (41) owners present, plus eight (8) by proxy.

1. Financial Report – 2024 Year End and 2025 Budget below
   - Year 2024 closed with $82,898.65 in total assets
     - Reserve = $51,185 on Dec 31, 2024 after $217,465 paid on Capital Projects in 2024
   - For Year 2025 Owner dues will remain $480/Mo (rate since Aug 2023)
   - 2025 Operating Expense Budget = $303,486. Increase of $34,297 vs. 2024.
     - Equivalent of $316 per month per Owner consumed by 2025 Expenses
   - Allows $157,314 Reserve Funding in 2025. Equivalent of $164/Mo/Owner to Reserve.

NOTE: The Rev 1 Owners Mtg Agenda incorrectly listed $192,000 to the Reserve in 2025.

Balance Sheet

Properties: NORTHVIEW BEND CONDOMINIUMS
As of: 12/31/2024
GL Account Map: CONDO CASHFLOW
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	31,713.50
Reserve Account - 1	51,185.15
Total Cash	82,898.65
TOTAL ASSETS	82,898.65

NVB CONDO 2025 BUDGET	Annual	Per Month
★ City Sewer & Water	$76,200	$79.38
★ Lawn Care & Fertilizing	$45,938	$47.85
Snow Removal	$43,000	$44.79
Property Insurance	$32,127	$33.47
Garbage & Recycling	$23,240	$24.21
RES Management Fees	$19,281	$20.08
Fire Protection	$16,000	$16.67
General Repairs	$16,000	$16.67
★ Landscape Repair	$15,000	$15.63
Electricity	$5,100	$5.31
Pond Expenses	$5,000	$5.21
Plumbing & Supplies	$3,800	$3.96
Admin, Legal, Pest Control	$2,800	$2.92
Operating Expenses	$303,486	$316
		Per Month
Reserve Contribution	$157,314	$164
		Per Month
2025 Owner Dues	$460,800	$480

2. Planned 2025 Capital Improvements Funded by the Reserve
   a. Contracted: 2165 New roof, gutters & downspouts. Plan start May 13, 2025.
   b. Contracted: 2137 New gutters & downspouts. Install coordinated with 2165.
   c. Seeking quotes: new porch posts & concrete repair 2125 U7-8, 2145 U5-6, 2205 U1-2.
   d. Property wide mulch. Estimated early June install.

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3. City of Waukesha Water, Sewer & Fire Rates
   a. The rate for water usage, water return flow, wastewater increased from $23.12 per thousand gallons → to $25.94 per thousand gallons. A 12% increase effective Oct 2024.
   b. The City fees for water service, fire capacity & fire protection increased from $53.48 per month per building to $74.11. A 38% increase in 1-year effective Oct 2024.
   c. Water, sewer & fire all in 2025 operating budget set at $76,200. Equivalent of $952.00 for year 2025 per Owner. Equivalent of $79/Month/Owner.

Water Usage Rate	Water Return Flow Rate	Wastewater Flow Charge Rate	Total per 1,000 Gallons (less Fees)	Percent Increase Since Dec 2019	12-Month Cost to NVB (w/ Fees)	Monthly Cost to Each Owner	Dates of Water Rate Increases
$3.40	$1.85	$7.25	$12.50		$34,590	$36	December 2019
$3.60	$2.37	$7.90	$13.87	11.0%	$38,433	$40	December 2020
$4.36	$3.47	$8.54	$16.37	31.0%	$48,042	$50	February 2021
$4.36	$4.29	$8.92	$17.57	40.6%	$53,618	$56	2022 ACTUAL
$4.73	$4.29	$10.48	$19.50	56.0%	$61,707	$64	2023 ACTUAL
$8.35	$4.29	$10.48	$23.12	85.0%	$72,814	$76	2024 ACTUAL
$11.17	$4.29	$10.48	$25.94	107.5%	$76,200	$79	2025 BUDGET

4. 2024 Major Projects Completed
   a. Roofs and gutters at 2125, 2207 & 2209. Daily check-in with contractors.
   b. Replaced water room doors at 2145 and 2211 with private contractor.
   c. Designs, laser elevation/pitch mapping, quotes, & issue work orders to (3) contractors for the drainage, concrete and asphalt project at 2107/2211. Daily reviews with contractors.
   d. Create & issue RFQ to (6) grounds contractors for a.) snow & ice, b.) lawns & bushes. Review scope of work quoted, create price & term comparisons of 3-bids. Sign 3-Year with SMS.

5. 2025 Expense Projects Planned
   a. Four (4) Garage door trim replacements: 2165 U6 & U7, and 2207 U3 & U6
   b. Eleven (11) patios: remove overgrown arbor-vitae, plant new bushes, 2107, 2137 & 2145
   c. Dryer vent cleaning, all (80) units. Likely schedule for mid-June. Same contractor as last time.

6. Work by the Board in 2024. Avoided at least $20,000 of contractor costs.
   a. Cold patching asphalt driveways and cleaning gutters
   b. Cut pathway & laid rocks for water drainage @2209 north driveway
   c. Cut down and haul away of arbor-vitae, crab trees, etc
   d. Hand removing invasive species around the property
   e. Every spring turn the outside water on. Every fall turn off, drain water lines & install winter insulation caps. Coordinating day & time with (10) Owners
   f. Replace outside water spigot stems and water bib replacements

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7. Created our own NVB Reserves Excel file for capital projects thru Year 2050
   a. Avoided paying Building Reserves $3,000 to update the 2022 study
   b. Began obtaining on-site contractor estimates for long-term projects such as a 5-year plan for asphalt with work beginning as early as 2027

8. Owners need to follow the NVB By-Laws & Rules
   a. Windows, exterior doors, interior door from the garage & overhead garage doors ALL require written architectural approval from RES and the Board
   b. Storm door approved styles issued. Request details from RES when needed
   c. No planting or removing common space bushes & trees
   d. Restriction of (2) bird feeders per Owner and must have seed catchers
   e. Garbage & recycling cans are to be kept in the garage except for collection
   f. 35-pound MAX dogs. Must be leashed & pick-up poop. RES enforcing w/ fines
   g. Parking only in approved spaces & not in Visitor designated parking.

9. General Items & Reminders:
   a. Rummage Sale Dates 2025: June 4-8, June 11-15, Sep 17-21, Sep 24-28
   b. Need water conservation, verify NO LEAKING TOILETS, limit outside watering
   c. Exterior small light fixture at porches, patio doors, front doors and garage overhead door. Use Home Depot # 206240401, Model #23452, SKU #1001564300.
   d. Owner is responsible to have their AC condensate drain tube clear and flowing. Upper unit AC pan overflow will damage the inner walls and lower unit walls.
   e. Owners are to submit maintenance requests in APFOLIO
   f. **City of Waukesha offers a $200.00 REBATE to each Owner that had their Water Softener removed**. Jeff Snyder provided copies of the City Rebate Form. Owners can obtain the rebate form on the City web-site. If needed get help from a Board member.

10. Board Members: (4) open positions. Janet Enters, Treasurer, term is thru April 2026
Jeff Snyder declined opportunity of reelection to the Board.
Kevin, Suzanne & Todd stated willingness to remain on the Board.
Garry Hansen of 2211 U3 and Maria Roethe of 2207 U1 were nominated for the vote process.
Vote count & Term thru April 2027: Kevin 45, Todd 44, Suzanne 43, Garry 36. Maria 7 votes.

11. Owners Concerns / Questions from the floor.
Owners asked the Board to reduce the water and dirt running onto the city sidewalk of Broken Hill near Emsile. Board will work with RES and the City to develop options and costs.

Meeting was adjourned at 8:20 pm.

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