

## **WINDSTONE CONDOMINIUM ASSOCIATION BOARD MEETING**

Tuesday, April 7, 2026  
Hartland Public Library

Meeting began at 6:00 p.m. All board members were in attendance, along with Julie Peterson, new Property Manager from Mike and Mike's, and **10 owners**. Julie introduced herself to the group and shared some of her past work experience.

### **Owner Open Forum:**

- 1. Are the basketball and tennis courts open to Windstone Terrace residents?*

Yes, we are able to use them; however, they are currently not in good condition.

- 2. Has the condo association been paid by Summit Lakes for the repair of the Gazebo?*

No. It was recommended that Summit Lakes management and the condo association schedule a yearly meeting to discuss situations such as this.

3. Recommendation was made for the association to assemble a letter of preferred contractors for owners to view.

### **President's Report**

- Goal is to develop a handbook for owners for frequently asked questions, for example, "What number do I call for emergencies?" or "What do I do when I want to make repairs?"
- Working on setting up spring maintenance.
- Dryer vent cleaning will be occurring soon.

### **Treasurer's Report**

- We have \$47,000 in the operating account and \$100,000 in the reserve account in the form of two CDs, which will be reinvested in July or August.
- Insurance Policy is due for renewal.
- Will be reviewing decks/patios to see what repairs need to be done.

## **Old Business**

- Minutes from the 1/13/26 meeting were approved.
- There continue to be problems reported with the owner portal. The portal is being updated. If anyone has any problems, please contact Julie.
- Board is looking to update the rental/occupier policy – enhance what is in the rules and regulations. Would like to keep rental units between 15 – 20, or lower.
- Guthrie and Frey inspected the water softeners. Stated they are getting to their end life; replacement would be approximately \$14,000 per building with a life of 20 – 25 years. Owners asked if they could be cleaned instead, less costly. Some owners reported seeing “black gunk” in toilets and sinks. President asked that pictures be taken of this.
- Regarding the gazebo getting painted – we have asked for quotes but have not received them. It was recommended to have it done, then submit a bill to Summit Lakes for their portion minus the condo association’s payment for the pool use.
- Owners note entry floors needing replacement and doors needing paint. Also was recommended that black rugs at entry ways be replaced.

## **New Business**

- Underground parking pressure washing scheduled for April 15. Cars should be out of the garage by 7:30 a.m. Bikes will be tagged so they can be removed, and if not claimed, donated.
- Landscaping proposals/quotes have been received. We hope to decide on one in the next week.
- Regarding A/C cleaning and Water Heater drain pan pictures – where should these be sent?
- Will be looking to see what pet applications we have...no pets without pet applications.
- There has been recent elevator maintenance. There are additional repairs that need to be done, which the board has recently approved. Elevator company recommended that elevator phones should be tested every two months – Board will do this.
- Notify the board if you are missing any packages. Owners should pick up packages as soon as notified of their delivery. If you are unable to do so, you may ask a neighbor to pick them up for you. Make sure there are no packages

standing in hallways. It was decided that shelving would not be added to the entry ways.

- We will no longer be using Great Lakes for snowplowing. Will obtain quotes from new companies.
- \*Instructions given on how to turn off emergency water on outside of all units. Turn the top lever 90 degrees first, then the bottom
- WE Energies should not be contacting individual owners regarding new meters.  
**\*Contact Board or Mike and Mike's\***

**Meeting adjourned at 7:15 p.m.**

Thank you,  
Maria Wichman, Secretary