Tamarack Village Condo HOA-August 18, 2026

Present: Linda Zylka, Collette Christensen, Mike Bloedorn, Jeff Surges, Ray Cote, Sue Sass, Dave Calteux, Gerry Galewski, Mollie Conrad

I. Opening:
- Meeting called to order by Collette at 9:32
- Previous meeting minutes were reviewed and approved
- Electronic Voting since last meeting was reviewed. Thirteen issues were discussed including:
  i. Dave Calteux approval for one more Arbor Vite.
  ii. Dave Calteux asked MJS tree trimming for time and manhours.
  iii. Victoria sent a letter to Von Briesen that K and C (?)sent to GNY.
  iv. Victoria asked for approval for mud jacking Marcou's patio
  v. Victoria asked approval to pay for Ellen Cowdin's basement repair.
  vi. Mary Swehla's front door project was approved.
  vii. Christensen's Window project was approved.
  viii. Victoria asked SJS do gutter cleaning at 2 units on Robin Circle.
  ix. Victoria asked SJS to look at Akerblom's garage soffit and facia.
  x. SJS to repair skylight leaking for Fisher.
  xi. Victoria asked approval to pay accurate basement invoices.
  xii. Victoria asked for approval to repair at Epperson's downspouts by MJS.
  xiii. Weed removal at Schmallenburg approval.

II. Correspondence and Owner Matters:
- Victoria reviewed current requests and status of projects.
- Victoria reviewed communications that went out to members. A correction was noted that grills must be 10 feet away from condo **while in use.**

III. Treasurers report:

July 31, 2026 Summary Financial Report
Reserve Funds
Town Bank Money Market $134,142.60
Town Bank CD $204,286.93
Operating Cash
Cash $91,662.69
Contingency $ 5.80
Total Cash $430,098.02

Gerry indicated that we are below budget at this point, but some bills will come in at various appropriate time through the year, particularly with landscaping and snow removal. Cash flow is good and we appear to be on track with the budget predictions.

Gerry also reviewed changes in the CD schedule.

Collette moved to approve the financial report, Linda seconded it, all in favor.

IV. Elite Reports by Victoria- spreadsheets were reviewed from the walk through and what issues need to be addressed. Summary follows:

- Siding:
    i. Nails are popping out and need to be replaced and/or nailed in with caulk to hold. Five units need attention to nails
    ii. Three units need power washing
    iii. Siding repairs are needed where window wells are pushing up into siding. 2 identified on spreadsheet.
- Wood trim for garage and service door/front doors
    i. Number of condos requiring painting is 29, 7 need repair, and 9 require both.
    ii. Victoria will follow up on these by getting proposals from PBI.
- Concrete: 32 identified as needing concrete work done.
    - 6 requiring sidewalk replacement, 4 requiring caulking, 4 needing work on patio.
    - Concern about how long is it taking to get proposals because several of these have been identified as a tripping hazard and needs to be completed asap.
    - Victoria is going to follow up on proposals
- Chimney Caps: 3 members require repairs on chimney caps
- Animal Holes: 12 have indicated they have issues with animal holes. Four on the porch and one on patio. Linda and Collette will follow up on this. (?)
- Pillars: 8 condos require repair only of their pillars, 2 require caulking only, 4 painting only, and 3 require both repair and painting. We would like this looked at when other projects are being reviewed. Special attention needs to be paid to the bases of the pillars.
- Mailbox Posts: Linda and Margy will be touching up stain on posts. 4 will require repair.
- Downspouts and Gutters: 7 units will need downspouts and 2 require gutters. A proposal has been requested and accepted from SJS.

- Window Wells: 8 units need attention to window wells. Victoria will seek another supplier.

Spreadsheets are available in specific detail of actions needed and for which residents through Victoria Fox at Elite.

V. Committee Reports:
   - Inspection-Jeff: the metal wrap at base of mailbox posts has been completed.
   - Landscaping-Dave:
     i. Volunteer work days will be this Friday and Saturday, August 21, 22. Friday for Fir trees and Saturday crabapple trees.
     ii. Notice of major tree trimming by MJS on Tuesday will be sent by Victoria to members.
     iii. Spirea bushes are not a part of mid-summer trimming. They will bloom a second time if cut back mid-summer but this needs to be in contract with MJS. They will be part of the end of season cut back for winter.
     iv. Bids for snow removal and lawn care will be going out soon.
     v. MJS has worked well with Dave Calteux and have at times not charged us for some work. MJS has also been very responsive to Dave's requests
     vi. Spreadsheet shared by Dave with tree trimming plan for the association
   - Insurance-Michael: Victoria reported that in the questionnaire she sent residents about expenses incurred during last August's water damage, of those returned there has been substantial out of pocket expenses by members. Victoria suggested this would indicate follow through with insurance.
   - Governance: no report.
   - Welcome-Linda: she will follow up with a new resident who has been in hospital.
   - Sunshine-Collette: reported on upcoming ladies luncheons and activities for August through December. Update on new date for picnic, Sept 23. New fliers will be out next week and it will be in September newsletter. No additional fees were charged by the Village for use of the shelter.
   - Architectural Review Committee; 11 Knox Boxes were ordered and have been delivered. Mollie will get expenses out to those who ordered. Gerry and Gene will install once money is received and it can arrange it. ARC will

contact fire department about placement of boxes (which side of pillar and height). Two window and door projects have been approved in the last two months. Concern expressed and discussion that we are deviating from color choices. Assurances made that two members reviewed colors to determine integrity of new colors.

VI. No additional business

VII. Linda moved to end the general meeting, Mike seconded.

Next meeting will be at Collette Christensen's condo at 9:30 on September 22, 2026

Tamarack Village Condominium Board Meeting

July 16, 2026

Present: Collette Christensen, Mike Bloedorn, Jeff Sturges, Victoria Fox, Linda Zylka, Ray Cote, Sue Sass, Gerry Galewski, Claes Akerblom and Billie Yaeger.

Meeting called to order by Collette at 12:59.

Minutes from the June meeting were approved after a motion made by Ray and seconded by Mike. Approved.

A new format for monthly meetings will be followed to adhere to a more concise and efficient timeframe. Victoria will lead the agenda.

Owner's Matters: Claes asked if there is a process that could be implemented to update him and owners on the status of their maintenance requests. He also complimented Accurate Basement Repair regarding water intrusion.

Financials: As of June 30th, our finances are in good order as follows.

Reserve funds: Town Bank Money Market $125,878.68

Town Bank CD: $203,750.54

Operating funds:

Cash $69,421.59

Contingency funds $21,011.56

Total assets: $419,062.37

Linda moved to accept the treasurer's report and Collette seconded. Motion carried. An application was submitted to Fidelity for review concerning the $40,000 we plan to deposit.Victoria reported that there was no bill from MJS Landscaping covering June work, so there will be 2 bills coming for June and July. A bill for $3,402.50 was received from Accurate for injections into an owners' basement walls. Collette moved to pay this and Ray seconded. Motion carried.

Many owners' matters were discussed. Some mailboxes were repaired. Protective "sleeves" will be installed to protect the bottom of the posts, at a cost of $700-800. This motion was made by Linda and seconded by Mike. Porters Borders were contacted, with no response. Garage frames are being worked on. Several residents have reported leaks in their basements. Some of the these have been repaired; others are in the works. Still others are awaiting approval from the board.

Among other issues, the following were discussed: tree trimming, clogged downspouts, caulking needed in patio areas, unstable pillars, window wells leaking, driveway patching/replacements, basement crack injections, and landscaping requests. The landscape committee will begin to work with volunteer residents on trimming trees. Motions were made. Collette moved and Linda seconded to have caulking done at the Marcou's patio. Motion carried. Victoria has received 2 quotes for driveway replacements. The entire community will be included over a period of 4-5 years. It is expected that the beginning phase will be in Cardinal Court, with 10 drives.

Insurance: Forms have been prepared for the attorneys.

Governance committee is working on language to be added to the By-Laws with regard to arbitration.

Architecture committee reported that a guideline for radon remediation systems will be formulated.

Sunshine committee had no report.

Gerry reported that several residents have asked him to order Knox Boxes on their behalf, and he will do this soon. Individual owners will reimburse Gerry.

Moved to executive session. Next month's meeting will be held at 9:30 on Aug 18th at Linda's condo.

Submitted by Billie Yaeger

Tamarack Village Condo Association Board Meeting Minutes
6/26/2026 at Michael Bloedorn's condo

Attendees: Collette Christensen, Michael Bloedorn, Jeff Surges, Linda Zylka, Ray Cote and Victoria Fox – Elite Properties, Inc.
Guests: Gerry Galewski, Dave Calteux, Sue Sass, Linda Marcou

Call to Order: The meeting was called to order at 9:31 AM

Election of Officers: The following motions were made and seconded: Mike motioned to nominate Collette Christensen as President, Collette accepted and motion passed. Collette motioned to nominate Linda Zylka as Vice-President, Linda accepted and motion passed. Linda motioned to nominate Michael Bloedorn as Treasurer, Mike accepted and motion passed. Linda motioned to nominate Jeff as Sargeant of Arms, Jeff accepted and motion passed. Collette motioned to nominate Ray Cote as Secretary, Ray declined. Ray's availability to serve is unknown. Ray did accept the position Member at Large. Victoria advised that the Vice-President is permitted to serve as the Secretary also. Linda agreed to serve both roles.

Previous Meeting Minutes Approval: Mike motioned was made to approve the May 2026 meeting minutes as written. The motion was seconded and passed unanimously.

Electronic Approvals: Approvals for reimbursements to Collette Christenson, Jeff Surges and Dave Calteux for expenses incurred. Turf treatment by MJS was also approved.

Owner's Matters: Linda Marcou requested to be put on Accurate Basement's list to have a crack in her basement all fixed. She reported that she had water intrusion in her basement. Another resident asked if the Board meeting minutes could be emailed because she doesn't have AppFolio. A resident wants a list of items that are scheduled for repair at her unit. Victoria explained that not all repair items will be taken care of in the same year submitted. A resident wanted clarification of the financial responsibility of animal extermination. It is the owner's responsibility to remove the animal. It is the Association's responsibility to repair damage caused by the animal to the common elements. A resident wanted to know if basement windows are the Association's responsibility as well as the window well covers. The homeowner is responsible for both the windows and window well covers should they choose to put them in. A homeowner was concerned about the delay in have Accurate Basement

repair her basement crack. Collette explained that we just got the estimate from Accurate for her repair and was on the agenda to approve.
Request for Estate Sale: The King's requested permission to hold an estate sale on August 21 – 23rd. They are moving. Mike motioned to approve the estate sale. Motion was seconded and passed unanimously.

Treasurer's Report: As of 5/31/2026, the Association has combined assets of $398,157.22. Our operating cash has a balance of $57,618.84, our reserve account is at $117,329.87, our contingency fund has $20,010.74 and our CD's have a balance of $203,197.77. Mike will be moving $40,000 into Fidelity with high yield laddered CD's. We anticipate this will be completed in July.
Large Invoices: We had a large invoice from MJS in the amount of $9,215.12 for monthly lawn service and includes repairs for drains. Monthly insurance payment is $5216.59, and there was an invoice from SJS in the amount of $3,450 for roof work.

Elite Reports
Open Issues: Victoria reported that Porter's Borders are expected to be coming out soon to do repairs from damage. Address tiles have been installed. Garage door frame repairs will be taken care of by Bill Kell next week. Basement water intrusion is continuing to be addressed. Sidewalk issues are being looked at. Pillar work is still being done. Various projects for minor repairs have been approved.

Inspections: Jeff would like to add another metal wrap around the mailbox posts to help preserve them from weed whackers. Jeff wants a list of projects/repairs. He is also interested in formulating a strategy to begin replacing the driveways. Other items addressed were:

Basement Injections: Four injections with a membrane installation have been approved.
Radon: Results came back from several test sites and they were all within normal ranges. The Architecture Committee will create guidelines for those owners with elevated levels that need a radon remediation system installed.
Reserve Study: The Board will hold a special meeting to review the results of the Reserve Study.

Landscaping:
Landscaping Project: Gerry Galewski requested approval to have Johnson's Nursery create a landscape design for his back patio bed that would include mulch in the back patio bed rather

than stone. The actual design will be reviewed by and needs Board approval. Mike made a motion to allow Gerry to uses mulch in his back patio bed only. The motion was seconded. The vote was three in favor and two opposed. The motion passed.
Turf infestation: The turf by a unit has had insect infestation for a while. It was discussed and treatment by MJS was approved electronically.

Insurance:
Basement Claim: The insurance company is aware that we have hired counsel and are contesting their denial of our claim from last August. Victoria will be sending out a form for owners that had mitigation to get information regarding insurance vs owner payments.
MJS Insurance Addendum: No more work on a contract addendum will need to be done at this time because their contract will be ending in November. Victoria asked if she could reach out to the insurance company for specific language that the insurance company wants included in our next landscaping/snow removal contract. She will be requesting RFPs from a couple of companies and would use this language in the proposal. Collette made the motion to have Victoria request verbiage from our insurance company. The motion was seconded and passed unanimously.

Governance:
Rule Update: Mike presented Rule #23 which outlines financial responsibilities for legal actions taken by owners and/or the Association. The rule was reviewed by our attorneys and Mike made a motion to approve to the new rule. The motion was seconded and passed unanimously.

Welcome:
Attempts have been made to reach out to new owners. Some were available to attend a welcome meeting and others declined. Those who were not unable to attend were given the packet of information.

Sunshine: No reports

Architectural Control: No reports

Adjournment: Collette made a motion to adjourn. The motion was seconded and passed. The meeting was adjourned at 11:42.

Next Meeting: The next Board meeting will be Thursday, July 16th @ 1:00 PM at Jeff Surge's condo, N80W17483 Robin Circle.

5/14/26 Tamarack Village Board Meeting Minutes

The meeting was called to order at 9:30 at Jeff Surges's condo. Present were Victoria from Elite Properties, Jeff Surges, Sue Jeskewitz, Michael Bloedorn, Linda Zylka, Collette Christensen, Gerry Galewski, Sue Sass, Linda Marcou, Mary Schwela, Dave Calteux, Marie Schick and Billie Yaeger and a young intern from Elite. Last month's minutes had been approved electronically, but Mike moved to accept them and Jeff seconded. Motion carried.

Dave Calteux created a spreadsheet to reflect numerous lawn repair issues and is working with MJS to repair. Shrubs will be worked on soon. Berm areas will need attention because of water retention. There have been several generators installed throughout the complex as this point in time. Placement for proper ventilation is an important consideration and generators must be placed on stone areas, not on grass. Mailbox posts have been damaged by weed-whackers. Re-staining will be needed. Dave said that he would talk to MJS again about the mailbox posts. It was moved and approved to have M&M spray the pines and spruce trees this season.

Jeff Surges has 8 groups of resident volunteers doing property walk-arounds to identify necessary building repairs.

Owners' matters were discussed, with Victoria reporting on which concerns are still open. She has arranged for Accurate Basement Repair to contact 19 owners to schedule visits to assess. The cost of injections, if needed, has gone up considerably. Ellen Cowdin's basement previously had cracks filled, but they failed. Mudjacking and injections may be necessary.

Jeff received new address tiles and they will be installed soon. A Porters Borders owner met with Bob Christensen about repairs needed on a number of residents' brick borders due to snow removal damages and grass cutting damage. Porters agreed to have the work done within 3 months and Elite Management will send a letter to see that this timeframe is adhered to.

A resident questioned the window installation protocol and reported unanswered complaints concerning water in her basement after the last big rain.

An owner assisted a neighbor with a sump pump problem and submitted a detailed article on sump pumps to be published in the newsletter. The Board later decided that it was a nice article but we will leave it up to owners to decide how they manage their equipment.

An owner reported problems with mice accessing homes/basements. Jeff will be looking into condo access issues. It was decided that it is the association's responsibility to repair to areas where there are entry points for rodents. It is the owner's responsibility to remediate any rodents on or in the home.

Mike presented the treasure's report as of 4/30/26. The total of all combined accounts is $386,880.30. The Savings/ Reserve account is $105,482.41. We have $202,664.23 in CD's. Our cash fund is $58,723.77 and our contingency funds equal $20,009.89. Our insurance cost is approximately $5,215. We had a landscaping bill for $6,468.75. Gerry, representing the finance committee, recommended setting up an account with Fidelity Investments that will allow "laddered" CD investments as presented last month: 4 separate $10,000 CD's opened at 3-month intervals. Three board members (president, treasurer and probably the vice president) would be allowed to make transfers among our accounts, and 3 other appointed individuals would be able to have "inquiry" access, along with Elite Management. The "owner" of this

vehicle would be Tamarack Village. Collette moved and Linda Z seconded to proceed with these arrangements. Motion carried.

Victoria reported that after several failed attempts to get an update regarding our insurance claim appeal, it was decided that we will submit a letter requesting a clear timeline on when the appeal will be filed. If K&C is unable to provide adequate representation, the Board will seek a refund and look for another firm to represent our interests. In addition to the insurance claim, K&C was to provide feedback regarding contract verbiage with MJS as well as review a TVCA rules policy. Victoria will draft the letter and send it to the Board for review prior to sending it.

Linda Marcou has decided to step off the Welcome Committee. Sue Jeskewitz and Linda Zylka will handle those duties until new volunteer(s) can be found. Linda Zylka will also assist with the Architecture Control Committee.

It was decided to move the Annual Meeting to Tuesday, June 23rd at the Menomonee Falls Library. Set up is $4:30pm. Registration 5pm – 5:30pm. Meeting will start at 5:30pm and end by 7:30pm.

The next Board meeting is on June 26th at 9:30 am. The location is at Mike Bloedorn's condo, N80 W17485 Robin Circle.

4/9/26 Tamarack Village Board Meeting Minutes

The meeting was called to order at 9:30 at Collette Christensen's condo. Present were Victoria from Elite Properties, Jeff Surges, Sue Jeskewitz, Michael Bloedorn, Linda Zylka, Gerry Galewski and Billie Yaeger. Linda Marcou joined by phone. The previous month's minutes were approved electronically as corrected, pertaining to the opening of four staggered CD's from both our operating and reserve funds. The state of Wisconsin doesn't allow funds from reserve accounts to be used in this way. Victoria is investigating interest rates for the finance committee to consider.

Owners' matters were discussed, with Victoria reporting on which concerns have been taken care of and which are still open. Another owner submitted a request to the architectural committee to install a generator. Discussion followed as to the appropriate placement of the equipment, to ensure proper exhaust and access. Victoria and Andy from MJS will do a walk-through on 4/13/26 to review damages done from snow removal. Jeff has ordered new address tiles for those in need. Elite will take care of installing several new downspouts. There are four units that require repair on garage door frames. There is an owner whose basement has had continuing leaks in the basement floor and needs injections to repair, at a cost of $1800. Collette moved and Lynda Zylka seconded to have this job scheduled right away. Motion carried. A total of twelve condos have had leaks in their basements.

Mike presented the treasure's report as of 3/31/26. The total of all combined accounts is $374,556.88. The Savings/ Reserve account is $93,739.10. We have $202,114.41 in CD's. Our cash fund is $58,694.30 and our contingency funds equal $20,009.07. Our taxes have been filed. Victoria explained that our down payment for the reserve study has been paid, with funds coming out of our reserve fund. The total amount for this study will be $4,350. Gerry, representing the finance committee, reported that we are right on target with our budget.

Jeff presented a detailed chart that will be used to identify (exterior) items that will be inspected soon by a team of volunteers. He asked about renewing proposals from MJS and M&M for landscaping and tree trimming, and Victoria will provide additional proposals for comparison purposes. Sue expressed concern about recent untimely snow removal.

Sue and Lynda Z will take over the welcome committee duties for the time being. Teri Vega-Stromberg is doing a great job within the sunshine committee. Gerry reminded us that there will be a picnic in mid-July.

The next board meeting will be at Jeff's on May 14th at 9:30 AM. Our annual meeting will be held at the library in June. Two positions will be open on the board.

Mike moved to adjourn the meeting at 11:00. Jeff seconded. Motion carried.

Respectfully submitted, Billie Yaeger

Tamarack Board Meeting - March 19, 2026

The board meeting was called to order at 9:29 at Sue Jeskewitz's. Present were Jeff Surges, Michael Bloedorn, Sue, Gerry Galewski, Victoria (from Elite), Carol Fliss and Billie Yaeger. Collette Christensen connected virtually and Linda Marcou joined by phone. February's minutes were approved.

Owners' matters
Carol informed the board about leaks from the ceiling in her garage. Caulking has been done. Ellen Cowdin has had water in her basement,possibly from a gap between the patio and the foundation. Victoria will check into that. Carla Christian has an accepted offer on her condo. The prospective new owners asked for a drain tile test because water was found at the adjoining wall. A motion was made by Mike and seconded by Jeff that the buyer can contact the board to request the test, but the board will likely not act on that. Motion carried. Mary Swehla had a leak at the inside shut off water valve. The washers were rusty and she wanted to share that information so that owners are aware. Porters Borders has not repaired several owners' damaged borders. Sue will contact the company's owners. The Cotes want to add to their landscaping. The procedure is to submit a plan to the landscaping committee first, who will review it and present it to the board if approved. Gerry is investigating outside lock boxes and Linda offered information on the system used in AZ. Jeff is looking into a solar light Replacement for the north-end Tamarack sign.

Treasurer's Report
Mike reported that our funds are in good shape, with a total of $350,622.05.
Savings/Reserve: $ 89,521.92
CD (Reserve): $201,619.01
Cash (Operating): $39,472.90
Contingency: $20,008.22
Victoria will need to transfer funds to pay for the driveway crack filling bill. Gerry spoke on behalf of the finance committee who has recommended that we use $40,000 from our reserve and contingency funds to purchase four staggered CD's which will earn more interest. Mike moved & Collette seconded to take this action. Motion carried.

Reserve Study
Victoria received proposals from both Superior and Reserve Advisors. Collette moved and Mike seconded to engage Reserve Advisors because their services seemed more complete. The cost will be $4350. Motion carried.

Work Orders from Elite Properties
An Elite maintenance employee will check on basement issues, a hole in an owner's downspout, a sump pump concern and a garage door problem. Jeff moved and Collette seconded to approve this and the motion carried. Victoria is awaiting further information on our insurance claim and the language for our rules and guidelines.

There was no report from the Governance committee.

Margy and Gerry Galewski offered to chair a committee for the summer picnic.

The next meeting will be at 9:30 on April 9th at Collette's.

The board adjourned and moved into executive session at 11:05.

Submitted by Billie Yaeger to Linda Zylka (secretary)

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Approved by the Wisconsin Real Estate Examining Board
5-1-22 (Optional Use Date) 7-1-22 (Mandatory Use Date)

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262/827-4200

WB-40 AMENDMENT TO OFFER TO PURCHASE

CAUTION: Use a WB-40 Amendment if both Parties will be agreeing to modify the terms of the Offer. Use a WB-41 Notice if a Party is giving a Notice which does not require the other Party's agreement.

Buyer and Seller agree to amend the Offer dated 09/25/2026, and accepted on 09/25/2026, for the purchase and sale of real estate at 2127 Willow Pond Way, Port Washington, WI 53024, Wisconsin as follows:

Closing date is changed from _____, _____, to _____, _____.

Purchase price is changed from $ _____ to $ _____.

Other: Inspection contingency is extended 7 days, as seller works with their insurance coverage and hail strike damage reported by home inspector.

The attached _____ is/are made part of this Amendment.

ALL OTHER TERMS OF THE OFFER TO PURCHASE AND ANY PRIOR AMENDMENTS REMAIN THE SAME.

This Amendment is binding upon Seller and Buyer only if a copy of the accepted Amendment is delivered to the Party offering the Amendment on or before 4pm October 7, 2026 (Time is of the Essence). Delivery of the accepted Amendment may be made in any manner specified in the Offer to Purchase, unless otherwise provided in this Amendment.

NOTE: The Party offering this Amendment may withdraw the offered Amendment prior to acceptance and delivery as provided at lines 33-34.

This Amendment was drafted by Pat Tasker Shorewest Realtors on 10/06/2026
Licensee and Firm ▲ Date ▲

This Amendment was presented by Troy Bretl - Choice Realty LLC on 10-06-2026
Licensee and Firm ▲ Date ▲

(x) Randy Riebe 10/06/2026
Buyer's Signature ▲ Date ▲
Print name ▶ Randy Riebe

(x) Stephanie M Maves (Authentisign) 10/06/26
Seller's Signature ▲ Date ▲
Print name ▶ Stephanie Maves

(x) Julie Riebe 10/06/2026
Buyer's Signature ▲ Date ▲
Print name ▶ Julie Riebe

(x) Jeff Maves (Authentisign) 10/06/26
Seller's Signature ▲ Date ▲
Print name ▶ Jeff Maves

This Amendment was rejected _____ _____
Party Initials ▲ Date ▲

Tamarack Village Minutes
February 12, 2026

The board meeting was called to order at 3:07 at Sue Jeskewitz's home. Present were Sue, Linda Zylka, Michael Bloedorn, Jeff Surges, Gerry Galewski and Billie Yaeger. (Victoria from Elite was absent due to a family emergency and Collette was on vacation.)

January minutes were approved, with a spelling correction. Mike moved to accept the minutes and Jeff seconded. Motion carried.

Sue mentioned that descriptions of our committees will be published and discussed at our annual meeting in June. We still need someone to chair the Sunshine Committee and we need additional members on the Architectural committee.

Owners' Matters

Two owners had skylight problems which have been taken care of. A few owners have had damage done by snowplows. These incidents need to be reported to Victoria at Elite. Delinquent dues have been paid. There are a few owners who are moving. A bill for asphalt work was overlooked but has now been paid. The association's relationship with Service Pro was discussed. We did not hire Service Pro as an association. Individual owners hired them. If owners have billing issues, they should contact Lynn Rabae at Service Pro directly. There has been a problem receiving itemized bills, rather than just statements. An owner continues to have leaking in the basement. Damage to an owner's patio has been taken care of.

Financials

Our finances are in good order. There were no large invoices in the past month. Our accounts are as follows:

Savings/Reserve:	$ 77,780.53
CD:	$201,072.03
Cash:	$ 36,294.03
Contingency:	$ 20,007.45
Total:	$335,154.64

Other

Reserve study proposals are pending. The board would like to see comparison quotes from other businesses that we use for landscaping, tree spraying, etc. Mike and Linda Z have been going through many years of old association records in an effort to purge items that are no longer needed.

Committee reports

Property maintenance: Jeff will be setting up inspections in late April and hopes to have assistance with walking the property.
Governance: Mike is awaiting Elite's approval of the wording for our Rules & Guidelines document.

Welcome and Architectural: No reports.

Next meeting will be held on March 19th at Collette's home, starting at 9:30. Meeting adjourned to closed session at 3:49.

Respectfully submitted to Linda Zylka, secretary, by Billie Yaeger

Tamarack Village Condominium HOA Board Meeting

January 15, 2026

Present: Sue Jeskewitz, Collette Christensen, Mike Bloedorn, Jeff Surges, Victoria Fox, Linda Zylka, Sue Sass, Linda Marcou, Gerry Galewski, Mollie Conrad

Call to Order

Meeting called to order by Sue Jeskewitz at 9:29

Reading & Approval of Previous Meeting Minutes

A. December meeting minutes were approved
B. Electronic approvals since the last Board meeting was for a door project submitted by the Architectural Review Committee and a request for follow up on two different skylight issues.

Owner's Matters and Correspondence

A. Two reminders for delinquent dues sent and all are now current.
B. Notice/reminder that ServPro bills sent to affected owners need to be paid.
C. Follow up on generator noise from Cote generator. This is resolved. Recommended to Architectural Review Committee that when a generator project is summitted, the applicant inform their neighbor/roofmate of the project and weekly testing plan.
D. Request was made for a rummage sale in August. Board approved
E. Unit for sale, questions from realtor regarding converting stove to gas from electric. The Board approved as long as proper permits and licensed contractors are used. Potential buyer requested more skylights to be installed. Architectural Review Committee would need to review specific request and/or provider before this can be approved.

Treasurers Report/Finances

A. Mike reported that our financial position is strong. As of December 31, 2025, we have a total of $313,089.92. Mike reported that he will be moving the $42,306.89 CD that is maturing into the reserve account tomorrow. Gerry reported that we've come in slightly under budget the last couple of years which has allowed our reserves to grow. YE financials were approved.
B. Large invoice paid in December was a bill from MJS for $5,276.25 for plant replacement.

C. Reserve study proposals will be sent to the Board later in the day for review and electronic vote. It is recommended that we move on this quickly so the results are known before the finance committee develops the 2027 budget.
D. A motion was made to have Cornerstone Tax and Accounting file our 2025 tax returns. The motion passed.

Elite Reports by Victoria

A. Two residents reported leaking skylights. SJS inspected both units and determined that one skylight was deemed defective and may be under warranty. SJS will reach out to Velux with the paperwork and follow up with Elite to see what Velux will offer. The other unit was determined to have a tube skylight that was an original. The leak was fixed and the owner will be billed. SJS recommends replacing the skylight as the fix is only temporary.
B. Lange Enterprises, Inc. got back to Victoria about purchasing new address tiles. Victoria was told that if the condo units are on a village street, it's the village that would be responsible for replacing the address tiles. Victoria has a call into the village to see if this is the case for Menomonee Falls.
C. Ellen Cowan reported that her basement in leaking again after it was originally fixed. It was voted to bring in Accurate Basement for an evaluation.

Committee Reports

A. Inspection – Jeff reported that he will try and book the library conference room for our annual meeting on June 17, 2026. Owners will get their packets around April 15th. He will keep us updated. We will also be looking at the wear and tear on driveways because of plowing. Victoria indicated that the driveways are at the end of life. Jeff will look at Cote's new driveway in spring for evidence of any damage.
B. Landscaping – nothing to report
C. Insurance - Nothing has been provided about the contested basement mitigation determination. Victoria will follow up with our lawyers. The MJS insurance addendum is still in process. The insurance company does not like it, so the attorneys will be looking at revising the language.
D. Governance - The committee met to develop a rule that addresses litigation. The committee developed Rule 23 which outlines who is responsible for legal expenses if a lawsuit is brought against the Association or if the Association brings litigation

against a unit owner. It is recommended a lawyer will review language and then bring it back to Board for approval.

E. Welcome - New owners discussed. Linda Marcou will be in charge of the directory and will get an updated one to members in the next month.
F. Sunshine - No one has stepped up to take over this committee. Collette will be interim chairperson but would like a description of duties.
G. Architectural Review Committee - Architectural Review Committee needs another member. Information has been in the newsletter twice in last 4 months and no one has stepped up to join the committee. Would like recommendations of owners to approach for this committee. Owners continue to go through AppFolio for their projects. Victoria then sends info to chair. This is working and efforts to change the process are not so we will continue with either direct contact with chair or via AppFolio. Rodin door project was approved with a quick turnaround. ARC and project owners appreciate the quick response with electronic voting.

Other business

All committee chairs are being asked to write a description of their duties. Will do a push to seek more volunteers. This may possibly be a part of the annual meeting. Considering sign-up sheets for volunteer opportunities at the meeting and possibly include committee descriptions in packet prior to the meeting.

Sue Jeskewitz and Mike Bloedorn are up for re-election. Mike will seek re-election. Sue has decided to step off the Board.

CAI Tradeshow is February 19. Gerry, Mike, Collette, Jeff and Victoria plan to attend.

Adjournment

The regular session of the Board meeting was adjourned at 11:00

Next Board meeting will be February 12, 2026, at 3:00 at Sue Jeskewitz's home, N80W17429 Robin Circle.

Moved to executive session.