CONCORD PLACE BOARD OF DIRECTORS
Zoom Meeting
Wednesday, August 5, 2026, at 5:15PM

A. CALL TO ORDER. CPCA President Mike Parks called the CONCORD PLACE BOARD MEETING to order at 5:17PM.

B. IN ATTENDANCE. Board Members: Mike Parks, President; Julia Chiger, Vice President; Carla Bartlett, Treasurer; Christine Smilanich, Secretary; Ivan Kamyshko, Building & Grounds Committee Chair, and Angie Rosploch, Hunt Management Inc. was in attendance as the Managing Agent.

C. APPROVAL OF THE PRIOR BOARD MEETING MINUTES. The Concord Place Board of Directors Meeting Minutes from Wednesday, June 24, 2026, at 5:15PM, were unanimously approved by the Board. Angie Mgmt-Hunt is recording the minutes on Zoom/AI and will send the Board the results.

D. OWNER MATTERS
None

E. OLD BUSINESS

- **Driveway Paving 2026**
  Some owners do want the apron work done. Angie-Hunt Mgmt will let owners know the schedule for repaving the driveways, which will take place at the end of August. Angie will get an actual date and send the date announcement out to the owners.

- **Kaman & Cusimano LLC (K&C)**
  The Board voted to approve to engage K&C to review the CP documents for possible changes.

F. NEW Business

- **New Board Member**
  Christine-Secretary is moving and Angie-Hunt Mgmt will request and send a bio to the Board members of owner(s) who are interested in finishing the open Board term.

- **2026-2027 Snow Removal Cast Iron**
  Jesse-Cast Iron will give 5% discount if CP signs 3 yr-contract, which is a little over $4K/yr for 3 years.

- **CP and Hunt Mgmt Contract**
  Need current contract for CP with Hunt Mgmt. Angie-Hunt Mgmt will provide one to the Board, contract was changed to new company Associa. She will also send a comparison of the contract from when CP was still under Hunt Mgmt contract. The CP contracts automatically renews annually.

G. BUILDING AND GROUNDS

- **Yellowstone Landscaping**
  Yellowstone new account manager is Curtis. Angie-Hunt Mgmt explained to him the owners are upset due to Yellowstone not providing the services in the scope of work in the CP contract with them including pruning and the weeds in the common areas have never been removed. He is going to send Angie a map of the pruning work that has been done by Yellowstone to date. When received, Angie will forward to the Board.

  Angie will meet with Curtis-Yellowstone the same day she meets with Scott-Lakeland regarding the pond irrigation system on August 11, 2026. President Mike will join her.

- **Lighting Fixtures**
  Does Scott replace unit light post fixutres with LED, which last longer? Angie-Hunt Mgmt will find out and let the Board know.

H. FINANCIAL REPORT

- **Financials**
  Angie-Hunt Mgmt discussed the latest financial and delinquency reports that she sent to the Board. For the 2027 Budget Angie will add a line for the cost to fix the retaining wall.

I. NEXT BOARD OF DIRECTORS MEETING
The next Board meeting is scheduled for Wednesday September 9, 2026, at 5:15PM. Hunt Mgmt will send out the Zoom invite.

J. ADJOURNMENT. Mike Parks adjourned the meeting at 6:10PM.

Respectfully submitted,
Christine Smilanich, Secretary
August 6, 2026

CONCORD PLACE BOARD OF DIRECTORS
Zoom Meeting
Wednesday, June 24, 2026, at 5:15PM

A. CALL TO ORDER. CPCA President Mike Parks called the CONCORD PLACE BOARD MEETING to order at 5:20PM.

B. IN ATTENDANCE. Board Members: Mike Parks, President; Julia Chiger, Vice President; Carla Bartlett, Treasurer; Christine Smilanich, Secretary; Ivan Kamyshko, Building & Grounds Committee Chair, and Angie Rosploch, Hunt Management Inc. was in attendance as the Managing Agent.

C. APPROVAL OF THE PRIOR BOARD MEETING MINUTES. The Concord Place Board of Directors Meeting Minutes from Wednesday, May 27, 2026, at 5:15PM, were unanimously approved by the Board. Angie Mgmt-Hunt is recording the minutes on Zoom/AI and will send the Board the results.

D. OWNER MATTERS
None

E. OLD BUSINESS

- **Driveway Paving 2026**
  Some owners do want the apron work done. Angie-Hunt Mgmt will let owners know the schedule for repaving in August.
- **Kaman & Cusimano LLC (K&C)**
  The Board voted to approve to engage K&C to review the CP documents for possible changes. Angie-Hunt Mgmt will find out if a Special Meeting is needed for owners to vote on. The work K&C was discussed at last annual owners mtg in 2025.

F. NEW Business
None

G. BUILDING AND GROUNDS

- **Yellowstone Landscaping**
  The Board discussed the owner's feedback and complaints regarding Yellowstones' performance. Angie-Hunt Mgmt will contact the Mike Reye's superior at Yellowstone regarding the flags for pruning. Yellowstone has yet to complete the pruning in CP. During walk around with Yellowstone, we asked Jennifer to get a quote to replace the river rock but they never followed up.
- **Lighting Fixture Project**
  The tall black streetlamp fixtures (9) will be replaced for the lighting fixture project. Ivan-B&G Chair is working with the vendors on the quotes.
- **Spring Walk-Around**
  Angie-Hunt Mgmt will send out letters to owners for required repairs based on Ivan-B&G Chair's 2026 Spring inspection results spreadsheet. The Board discussed imposing fines to owners that have not complied for several years for the same required repairs.
- **Garden Club**
  The Garden Club wants to use the sprinklers on the flower beds to water the flower beds. Angie-Hunt Mgmt will have a Scott-Hunt Mgmt Maintenance come out and look at the problem.

H. FINANCIAL REPORT

- **Financials**
  Angie-Hunt Mgmt discussed the latest financial and delinquency reports that she sent to the Board.

I. NEXT BOARD OF DIRECTORS MEETING
The next Board meeting is scheduled for Wednesday, August 5, 2026, at 5:15PM. Hunt Mgmt will send out the Zoom invite.

J. ADJOURNMENT. Mike Parks adjourned the meeting at 6:05PM.

Respectfully submitted,
Christine Smilanich, Secretary
August 5, 2026

CONCORD PLACE BOARD OF DIRECTORS
Zoom Meeting
Wednesday, May 27, 2026, at 5:15PM

A. CALL TO ORDER. CPCA President Mike Parks called the CONCORD PLACE BOARD MEETING to order at 5:16PM.

B. IN ATTENDANCE. Board Members: Mike Parks, President; Julia Chiger, Vice President; Carla Bartlett, Treasurer; Christine Smilanich, Secretary; Ivan Kamyshko, Building & Grounds Committee Chair, and Angie Rosploch, Hunt Management Inc. was in attendance as the Managing Agent.

C. APPROVAL OF THE PRIOR BOARD MEETING MINUTES. The Concord Place Board of Directors Meeting Minutes from Thursday, April 23, 2026, at 5:15PM, were unanimously approved by the Board.

Angie Mgmt-Hunt is recording the minutes on Zoom/AI and will send the Board the results.

D. OWNER MATTERS

- None

E. OLD BUSINESS

- **CP Association Insurance**
  The Board reviewed quotes for $10K deductible Auto Owners via Robertson & Ryan and unanimously agreed to increase the CP Associations deductible.

F. NEW Business

- **Driveway Paving 2026**
  Pro 2 Pave submitted a quote for driveway apron repairs at $2800 per unit. This is optional for unit owners at their expense. Angie-Hunt will communicate to the vendor to avoid 4th July and the scheduled day for landscaping/mowing.

- **Kaman & Cusimano LLC (K&C)**
  The Board voted to approve to engage K&C to review the CP documents for possible changes. Angie-Hunt Mgmt will ask K&C for cost/proposal if they mailed the updated documents to owners (as opposed to Hunt Mgmt mailing) and also a time schedule for when K&C would complete the updates of the documents.

G. BUILDING AND GROUNDS

- **Retaining Wall Repair/Replace**
  Duerhing Masonry submitted a quote for the work. It currently is not critical. This work will be budgeted for 2027. The Board agreed to get additional quotes from other vendors and Ivan-B&G Chair is working on this.

- **Yellowstone Landscaping**
  Mike Reyes with Yellowstone joined the meeting for the landscaping portion of the call. Angie-Hunt Mgmt explained Yellowstone is not fulfilling their contract for CP and the Board needs a realistic forecast from Yellowstone for the work. Mike R. - Yellowstone communicated that he has had staffing problems and understands that Yellowstone has under performed for CP. Problems with staffing have been corrected. Mike R. does not have a firm date to catch up with CP clean up and mowing, but he is meeting with his crew this week and will get a re-alignment plan to catch-up and send to Angie-Hunt Mgmt to inform the Board. Mike R. will be copied on every email to/from Hunt Mgmt and will correct the communication issue on Yellowstone's end. Regarding the flag process to show parts of owner's property not to prune, Mike R. confirmed he will comply with whatever the owner's want regarding the flags and will communicate this to his team.

- **Lighting Fixture Project**
  The tall black streetlamp fixtures (9) will be replaced for the lighting fixture project. Ivan-B&G Chair is working with the vendors on the quotes.

- **Spring Walk-Around**
  Ivan-B&G Chair scheduled the 2026 Spring walk-around with the B&G Committee for Saturday, May 30. Many unit owners have upcoming work scheduled via B&G Request forms.

H. FINANCIAL REPORT

- **Financials**
  Angie-Hunt Mgmt discussed the latest financial and delinquency reports that she sent to the Board. Angie-Hunt Mgmt will send a letter to one owner that has a large outstanding balance including late fees requesting full payment of the balance. Angie-Hunt Mgmt will send a draft letter to the Board for review/feedback.

I. NEXT BOARD OF DIRECTORS MEETING
The next Board meeting is scheduled for Wednesday, June 24, 2026, at 5:15PM. Hunt Mgmt will send out the Zoom invite.

J. ADJOURNMENT. Mike Parks adjourned the meeting at 6:15PM.

Respectfully submitted,
Christine Smilanich, Secretary
August 5, 2026

CONCORD PLACE BOARD OF DIRECTORS
Zoom Meeting
Thursday, April 23, 2026, at 5:15PM

A. CALL TO ORDER. CPCA President Mike Parks called the CONCORD PLACE BOARD MEETING to order at 5:16PM.

B. IN ATTENDANCE. Board Members: Mike Parks, President; Julia Chiger, Vice President; Carla Bartlett, Treasurer; Christine Smilanich, Secretary; Ivan Kamyshko, Building & Grounds Committee Chair, and Angie Rosploch, Hunt Management Inc. was in attendance as the Managing Agent.

C. APPROVAL OF THE PRIOR BOARD MEETING MINUTES. The Concord Place Board of Directors Meeting Minutes from Wednesday, Tuesday March 24, 2026, at 5:15PM, were unanimously approved by the Board.

Angie Mgmt-Hunt is recording the minutes on Zoom/AI and will send the Board the results.

D. OWNER MATTERS

- None

E. OLD BUSINESS

- None

F. NEW Business

- **Driveway Paving 2026**
  The Board discussed the two vendor quotes. Angie-Hunt Mgmt followed up with vendors to provide individual quotes to owners that would like extra driveway way work, e.g. repair gap between driveway and the garage where the driveway has settled below the garage floor. ProPave advised they will send the additional quote. Pavement resealing should not occur on a scheduled garbage day or lawn maintenance day. The Board accepted ProPave quote for the resealing.

- **CP Association Insurance**
  The Board reviewed quotes for $10K deductible Auto Owners via Robertson & Ryan and unanimously agreed to increase the CP Associations deductible.

G. BUILDING AND GROUNDS

- **Retaining Wall Repair/Replace**
  Duerhing Masonry submitted a quote for the work. It currently is not critical. This work will be budgeted for 2027. The Board agreed to get additional quotes from other vendors.

- **Yellowstone Landscaping**
  Currently, only one option for no touch red flags for property which the owner does not want any pruning, which means no pruning on the unit's property anywhere. Owners can not specifiy only certain areas not to prune. Angie-Hunt Mgmt will contact Yellowstone to see if all/none can change to specified areas, e.g. flowerbeds, shrubs.

- **Lighting Fixture Project**
  The tall black streetlamp fixtures (9) will be replaced for the lighting fixture project. Ivan-B&G Chair is working with the vendors on the quotes.

- **Spring Walk-Around**
  Ivan-B&G Chair will schedule the Spring walk-around with the B&G Committee and let the Board know so Angie-Hunt Mgmt can send out the announcement.

- **Pond Committee**
  Due to wind and storms there are trees that need to be removed from the water. Angie-Hunt Mgmt will ask Hidden Reserve to remove the trees. Carla-Pond Committee Liason provided pictures for Hidden Reserve Carla received feedback from pond unit owners that pond communications via Town Square is not working. The Board unanimously accepted TriMarine Project quote from Solitude for the additional pond treatment applications to be paid at pond unit owners' expense.

- **Pine Trees**
  Pine trees south of the retaining wall De La Warr entrance are bare on one side. Board will budget for removal/replacement in the future.

H. FINANCIAL REPORT
- **Financials**
  Angie-Hunt Mgmt discussed the latest financial and delinquency reports that she sent to the Board.

I. NEXT BOARD OF DIRECTORS MEETING
The next Board meeting is scheduled for Wednesday, May 27, 2026, at 5:15PM. Hunt Mgmt will send out the Zoom invite.

J. ADJOURNMENT. Mike Parks adjourned the meeting at 6:23PM.

Respectfully submitted,
Christine Smilanich, Secretary
May 27, 2026

CONCORD PLACE BOARD OF DIRECTORS
Zoom Meeting
Tuesday March 24, 2026, at 5:15PM

A. CALL TO ORDER. CPCA President Mike Parks called the CONCORD PLACE BOARD MEETING to order at 5:16PM.

B. IN ATTENDANCE. Board Members: Mike Parks, President; Julia Chiger, Vice President; Carla Bartlett, Treasurer; Christine Smilanich, Secretary; Ivan Kamyshko, Building & Grounds Committee Chair, and Angie Rosploch, Hunt Management Inc. was in attendance as the Managing Agent.

C. APPROVAL OF THE PRIOR BOARD MEETING MINUTES. The Concord Place Board of Directors Meeting Minutes from Wednesday, February 25, 2026, at 5:15PM, were unanimously approved by the Board.

Angie Mgmt-Hunt is recording the minutes on Zoom/AI and will send the Board the results.

D. OWNER MATTERS

- None

E. OLD BUSINESS

- **Kaman & Cusimano LLC - Community Protection Program**
  Angie-Hunt Mgmt forwarded the recommendations from K&C March 24, 2026. The Board will review the information and discuss at the next Board meeting.

- **Homeowner Guide**
  Homeowners Guide 2026 annual review will be discussed in 2026, after review of the governing documents by K&C LLC. The Board is working with legal counsel K&C to review CP's governing documents and the Homeowner Guide may have revisions in the future. For now, the guide will be updated to reflect the current Board members.

F. NEW Business

- **Driveway Paving 2026**
  Some driveways have a gap between the driveway and the garage due to driveway settling. When obtaining driveway resealing quotes, Angie-Hunt Mgmt will ask the vendors if they can fix those issues at the homeowners' expense. Angie-Hunt Mgmt will ask the vendor to provide quotes for owners that need to get this work done.

G. BUILDING AND GROUNDS

- **Retaining Wall**
  President Mike asked Duerhing Masonry for opinion on when to get work done. It currently is not critical. This work will be budgeted for 2027.

- **Yellowstone Landscaping**
  Three Board members met with Yellowstone March 23, 2026, for the CP walk-around. Angie-Hunt Mgmt will follow up with Yellowstone to find out their schedule for the CP work.

- **Lighting Fixture Project**
  The tall black streetlamp fixtures will be replaced for the lighting fixture project. Ivan-B&G Chair is working with the vendors on the quotes.

- **Mailbox Station**
  The Board agreed all new mailboxes will get the pre-treated cedar wood to keep from deteriorating.

- **Trenching to Repair Lighting**
  Greenbrier entrance lighting and streetlights were out at the entrance sign, where previous trenching was not done. Lights are working now due to a temporary feed that was put in December 2025 to fix the problem. Pieper Electric did come week of March 23, 2026, for the trench work. Angie-Hunt Mgmt will contact Ken-Pieper, trenching done this week without a contract for approval by Board.

- **Pond Committee**
  TriMarine Project from Solitude shows the current condition of ponds and the proposed results from the TriMarine Project, at the pond unit owners' expense. Due to wind and storms there are trees that need to be removed from the water. Angie-Hunt Mgmt will ask Hidden Reserve to remove the trees. Carla-Pond Committee Liason will provide pictures for Hidden Reserve.

H. FINANCIAL REPORT
- **Financials**
  Angie-Hunt Mgmt discussed the latest financial and delinquency reports that she sent to the Board. The Board approved that Angie-Hunt Mgmt go ahead with purchasing a 7-month $49K CD and 11-month $43K CD to get more interest on CP Reserve account.

I. NEXT BOARD OF DIRECTORS MEETING
The next Board meeting is scheduled for Thursday, April 23, 2026, at 5:15PM. Hunt Mgmt will send out the Zoom invite.

J. ADJOURNMENT. Mike Parks adjourned the meeting at 6:22PM.

Respectfully submitted,
Christine Smilanich, Secretary
April 23, 2026

CONCORD PLACE BOARD OF DIRECTORS
Zoom Meeting
Wednesday, February 25, 2026, at 5:15PM

A. CALL TO ORDER. CPCA President Mike Parks called the CONCORD PLACE BOARD MEETING to order at 5:16PM.

B. IN ATTENDANCE. Board Members: Mike Parks, President; Julia Chiger, Vice President; Carla Bartlett, Treasurer; Christine Smilanich, Secretary; Ivan Kamyshko, Building & Grounds Committee Chair, and Angie Rosploch, Hunt Management Inc. was in attendance as the Managing Agent.

C. APPROVAL OF THE PRIOR BOARD MEETING MINUTES. The Concord Place Board of Directors Meeting Minutes from Tuesday, January 27, 2026, at 5:15PM, were unanimously approved by the Board.

Angie Mgmt-Hunt is recording the minutes on Zoom/AI and will send the Board the results.

D. OWNER MATTERS

- **Mailbox Stations**
  Many of the mailbox stations have rotting wood due to wood not being treated. Mailboxes would be more secure if cemented in, which is more expensive then the Concord Place vendor mailbox replacement quote.

E. OLD BUSINESS

- **Kaman & Cusimano LLC - Community Protection Program**
  K&C will review Concord Place's governing documents and will provide suggested changes before the next Board mtg and report to Board and price for the cost of making the changes. Board members will be able to make more specific requests for K&C feedback after results are reviewed.

F. NEW Business

- **Homeowner Guide**
  Homeowners Guide 2026 annual review will be discussed in March 2026, after review of the governing documents by K&C LLC.

G. BUILDING AND GROUNDS

- **Retaining Wall**
  Board is still discussing the quotes and scope received from the vendors and when the timing of the wall should be.
- **Yellowstone Landscaping**
  The new CP lawn maintenance vendor Yellowstone would like a walk around of the property with Board members in mid-March 2026.
- **Aeration Quote**
  Board agreed to aeration quote from Yellowstone for whole property to aid the appearance and dying portions of lawn.
- **Lighting Fixture Project**
  All tall black streetlamp fixtures will be replaced for the lighting fixture project. Ivan-B&G Chair is working with the vendors on the quotes. The Board will discuss the white and black unit post fixtures at the next Board meeting after Kaman & Cusimano LLC has reviewed CP's governing documents, including the treatment of white and black unit posts.
- **Unapproved Project**
  Ivan-B&G Chair discussed approved B&G projects in the community and identified a project on Magnolia that has a dumpster on the property that was not approved. Angie-Hunt Mgmt will ask owner if they are doing a project and if it was B&G approved. Angie will also send out an announcement to all owners as a reminder that dumpsters need to be approved.

H. FINANCIAL REPORT

- **Financials**
  Angie-Hunt Mgmt discussed the latest financial and delinquency reports that she sent to the Board. Angie-Hunt Mgmt will find tier CDs with good interest rates and send to the Board for consideration.

I. NEXT BOARD OF DIRECTORS MEETING
The next Board meeting is scheduled for Tuesday March 24, 2026, at 5:15PM. Hunt Mgmt will send out the Zoom invite.

J. ADJOURNMENT. Mike Parks adjourned the meeting at 6:02PM.

Respectfully submitted,
Christine Smilanich, Secretary
March 23, 2026

CONCORD PLACE BOARD OF DIRECTORS
Zoom Meeting
Tuesday, January 27, 2026, at 5:15PM

A. CALL TO ORDER. CPCA President Mike Parks called the CONCORD PLACE BOARD MEETING to order at 5:16PM.

B. IN ATTENDANCE. Board Members: Mike Parks, President; Julia Chiger, Vice President; Carla Bartlett, Treasurer; Christine Smilanich, Secretary; Ivan Kamyshko, Building & Grounds Committee Chair, and Angie Rosploch, Hunt Management Inc. was in attendance as the Managing Agent.

C. APPROVAL OF THE PRIOR BOARD MEETING MINUTES. The Concord Place Board of Directors Meeting Minutes from Tuesday, November 11, 2025 at 5:15PM, were unanimously approved by the Board. The CONCORD PLACE OWNERS ANNUAL MEETING Minutes from December 8, 2025, at 6PM, "Unapproved" version was approved by the Board.

D. OWNER MATTERS

10618 and 10620 Winslow
Mailbox station was hit for units 10618 and 10620 Winslow. Per Jessie-Cast Iron it was not his crew. City of Mequon also said it was not their plow. Angie-Hunt Mgt will send a letter to the owners explaining the cost of mailbox replacement is the owner's responsibility and will include the mailbox vendor contact information.

E. OLD BUSINESS

Concord Place Insurance Deductible
The Board asked Angie-Hunt Mgmt to get quotes for $10K deductible when sending out RFPs for the association's insurance in 2026.

F. NEW Business

- **Kaman & Cusimano LLC - Community Protection Program**
  Amy Peterecelli, attorney with Kaman & Cusimano LLC (K&C LLC), joined the call for the first part of the Board meeting and explained the Community Protection Program through the firm. The program includes the firms review of CP's governing documents, bylaws and amendments; legal counsel, representation and services at a discounted rate; educational tools including quarterly informational meetings and online resources.

- **Homeowner Guide**
  Homeowners Guide 2026 annual review will be discussed in March 2026, after review of the governing documents by K&C LLC.

G. BUILDING AND GROUNDS

- **Retaining Wall**
  During Masonry, the vendor that installed the De La Warr entrance sign, provided a quote to fix the retaining wall at Port Washington Rd and De La Warr entrance. Sebert Landscaping also provided a quote. Angie-Hunt Mgmt will also ask Yellowstone to provide a quote.

- **Yellowstone Landscaping**
  The new CP lawn maintenance vendor would like a walk around of the property with Board members in Spring 2026.

- **Lighting**
  Lighting, along Greenbrier entrance lighting and streetlights are out at entrance sign, where previous trenching was not done. Spring 2026 trenching will need to go in again to fix the problem.

- **Lighting Fixture Project - All White Lamp Post Unit Fixtures & Tall Black Streetlamp Fixtures**
  All white post unit fixtures and the tall black streetlamp fixtures will be replaced for the lighting project paid for by Association funds. The black post unit fixtures will not be replaced as part of the CP lighting project, since they are the owner's responsibility.

H. FINANCIAL REPORT

- **Financials**
  Angie-Hunt Mgmt discussed the latest financial and delinquency reports that she sent to the Board. Board discussed opening up a rolling CD to get more interest on CP Reserve account. Angie will get more information to be discussed at next Board mtg.

I. NEXT BOARD OF DIRECTORS MEETING
The next Board meeting is scheduled for Wednesday, February 25, 2026, at 5:15PM. Hunt Mgmt will send out the Zoom invite.

J. ADJOURNMENT. Mike Parks adjourned the meeting at 6:16PM.

Respectfully submitted,
Christine Smilanich, Secretary
February 25, 2026

CONCORD PLACE BOARD OF DIRECTORS
Zoom Meeting
Tuesday, August 26, 2025, at 5:15PM

A. CALL TO ORDER. CPCA President Mike Parks called the CONCORD PLACE BOARD MEETING to order at 5:20PM.

B. IN ATTENDANCE. Board Members: Mike Parks, President; John Riley, Vice President; Julia Chiger, Treasurer; Christine Smilanich, Secretary; Ivan Kamyshko, Building & Grounds Committee Chair, and Angie Rosploch, Hunt Management Inc. was in attendance as the Managing Agent.

C. APPROVAL OF THE PRIOR BOARD MEETING MINUTES. The Concord Place Board of Directors Meeting Minutes from Tuesday, July 29, 2025, at 5:15PM, were unanimously approved by the Board.

D. OWNER MATTERS

- **1434 W. De La Warr**
  Owners Keith & Carol Baricovich, 1434 W. De La Warr, submitted a B&G approval form for drainage work on their property. Roofmate Sam Crow is working with the owners to alleviate the water issue in the backyard.

- **10647 N. Magnolia**
  Two cars consistently parked overnight in the driveway. Letters and warnings have been sent to the unit owner with no response. The Board discussed imposing a fine to the unit owner.

- **10734 N. Magnolia Drive**
  The property has an outdoor wood burning pit, which is prohibited per the rules and Homeowners Guide. Letters and warnings have gone out to the owner to remove the pit. The dumpster is removed and unit is now for sale. Owner Tank still owes outstanding fees, which will be collected upon sale of the unit.

- **10719 De La Warr Circle**
  Aug 2, 2025, water pipe burst and water travelled from 2nd floor bathroom to the basement. Pictures are from Serva Pro and were sent to Angie-Hunt Mgmt by the unit owner's insurance agent. Board has asked to see documentation for the total cost of the damage and details including what is the cause of the issue and pictures of the damage prior to the remediation pictures. Angie will follow-up again with the owner for the outstanding requests from the Board. President Mike asked Angie to request the CP association's insurance agent to attend the next Board meeting.

E. OLD BUSINESS

- **Pieper Power Project Update De La Warr Entrance Sign and other Lights De La Warr**
  President Mike provided an update. Pieper Power's replaced a photocell and the lights are now working.

- **Tall Street Light Post**
  There is confusion on which lights are working and which are not. May be easier to judge in the Fall when it is darker earlier. Board agrees posts and fixtures should not need to be replaced, possibly only the light bulbs to a brighter more efficient bulb. The costs and work involved will be discussed with homeowners at annual meeting to get their input.

- **Magnolia Entrance Sign**
  Sept 8, 2025, Scott-Hunt Management Maintenance will repair the entrance sign.

- **CP Assoc Pot Luck/Social Event 2025**
  VP John and volunteers did a great job with the Pot Luck, which was at the Greenbrier Apartments club house and included door prizes and estimated 40 owners attended. Volunteers are considering another community get together around Christmas time.

F. NEW Business
None

G. BUILDING AND GROUNDS

- **Pond Owner Committee**
  Karla Bartlett and B&G committee member Bert Bartlett want to head the committee expecting starting in 2026.

- **Owner Walloch, 10629 N. Winslow Dr.**
  Siding repair and repainting project has not been completed and the siding remains next to the unit for a year. Unit owners have complained. President Mike talked to the owner. If roofmate does not agree to a color change, the unit needs to be painted in the existing color. The B&G inspection letter to the owner included a due date and the owner has not responded. Angie-Hunt Mgmt will send a letter requesting their plan of action to resolve the B&G inspection letter issues. Will be discussed again at the next Board mtg.
- **Best Choice Walk-around**
  Best Choice wants to provide lawn and snow removal and requests a walk around with Board members. Angie-Hunt Mgmt will set up a meeting.
- **Snow Removal and Landscaping Quotes**
  Angie-Hunt Mgmt is working on getting quotes from vendors. Yellowstone last year was over CP budget numbers and is working on their quote. Angie-Hunt Mgmt will also request Lakeside submit a proposal for CP lawn and snow.
- **MCR Oil stain Magnolia**
  Last year, vendor MCR's skid leaked oil and left a huge oil stain. Angie-Hunt Mgmt will request MCR fix the problem.

H. FINANCIAL REPORT
- **Financials**
  Angie-Hunt Mgmt discussed the latest financial and delinquency reports that she sent to the Board. Discussed moving money in reserve to CD or other vehicle to earn higher interest. Angie will send a list of the banks CP could work with per Hunt Mgmt experience. Discussed tax consequences and that a Board member may be needed to manage. The Board will discuss again at the next Board meeting.
- **CP Budget 2026**
  Angie requests that the Board submit any projects or additional expenses to her for 2026 to be added to the budget. Board agreed to add line item for CP social get togethers. During annual meeting, the owners will be able to ask questions and vote on the budget.

I. NEXT BOARD OF DIRECTORS MEETING
The next Board meeting is scheduled for Tuesday, September 30, 2025, at 5:15PM. Hunt Mgmt will send out the Zoom invite.

J. ADJOURNMENT. Mike Parks adjourned the meeting at 6:26PM.

Respectfully submitted,
Christine Smilanich, Secretary
September 29, 2025

CONCORD PLACE BOARD OF DIRECTORS
Zoom Meeting
Tuesday, October 7, 2025, at 5:15PM

A. CALL TO ORDER. CPCA President Mike Parks called the CONCORD PLACE BOARD MEETING to order at 5:20PM.

B. IN ATTENDANCE. Board Members: Mike Parks, President; John Riley, Vice President; Julia Chiger, Treasurer; Christine Smilanich, Secretary; Ivan Kamyshko, Building & Grounds Committee Chair, and Angie Rosploch, Hunt Management Inc. was in attendance as the Managing Agent.

C. APPROVAL OF THE PRIOR BOARD MEETING MINUTES. The Concord Place Board of Directors Meeting Minutes from Tuesday, August 26, 2025, at 5:15PM, were unanimously approved by the Board.

D. OWNER MATTERS

- **10719 De La Warr Circle – CP Insurance Claim – Burst Pipe**
  Garrett Maloney with Robertson and Ryan, CP Insurance agent, joined the meeting to discuss the claim the owner submitted to CP Insurance Company, Auto Owners. At the end of the discussion, he left the Zoom meeting. Garrett explained Auto Owners coverage for Concord Place and answered Board member's questions. ServPro was the mitigation company that determined what happened and worked with Auto Owners. Garrett will get the ServPro report and information from the owner's insurance company and send to Angie-Hunt Mgmt to forward to Board members.

- **10721 N. Winslow Dr. – Temporary Storage Receptacle**
  The Board approved the owner's request for a temporary storage receptacle in his driveway for two weeks.

- **10647 N. Magnolia Dr – Non-Owner Resident**
  The owner Jean Cline is no longer living in the unit. The resident living in the unit is the owner's daughter Christine. Hunt Mgmt/Board were not notified of the change in residency. Angie-Hunt Mgmt has called the phone number on file and sent an email requesting new resident information and hasn't heard back. A Board member went to the residence to talk with the occupant and did not get the information needed. The occupant asked Hunt Mgmt to contact her attorney. Angie-Hunt Mgmt will send a letter to the Concord Place address explaining the CP rules and that completion of the resident registration form is required. The monthly dues on the unit is being paid.

- **10629 N. Winslow Dr - Painting Issue**
  The painting issue for this unit remains a concern. The owner was informed during the B&G Inspection letter and subsequently. Angie-Hunt Mgmt will find out when the last letter was sent to the owner and will inform the Board.

E. OLD BUSINESS

- **Tall Street Light Post**
  Tall Street Light Posts will be discussed at the next meeting. All lights are working in CP. The costs and work involved will be discussed with homeowners at annual meeting to get their input.

F. NEW Business

- **New Board Member 2026**
  At the next meeting, the Board will discuss the new Board member process for owner Karla Bartlett.

G. BUILDING AND GROUNDS

- **Snow Removal and Landscaping Quotes**
  Snow removal and lawn care quotes. The Board will discuss the quotes and budget in the next meeting in two weeks.

- **Pond Owner Committee**
  Owner Carla Bartlett, Pond Owner Committee, wants to meet with Solitude. Solitude is willing to meet with any pond owner. President Mike will also be attending the gathering and will follow-up with the Board. Solitude, told Carla that the ponds would likely require 2 to 3 years of TryMarine treatments.

- **MCR Oil Stain Magnolia**
  Last year, vendor MCR's skid leaked oil and left a huge oil stain at the end of Magnolia. When it rains the oil stain area is very slick and dangerous for anyone who walks there. Angie-Hunt Mgmt will request MCR fix the problem. Angie-Hunt Mgmt will follow up with MCR and update the Board.

H. FINANCIAL REPORT

- **Financials**
  Angie-Hunt Mgmt discussed the latest financial and delinquency reports that she sent to the Board.

- **CP Budget 2026**
  Angie-Hunt Mgmt has a working draft that will be ready for the Board to review this week and she will send to the Board for discussion at the next meeting.

I. NEXT BOARD OF DIRECTORS MEETING
The next Board meeting is scheduled for Thursday, October 23, 2025, at 5:15PM. Hunt Mgmt will send out the Zoom invite.

J. ADJOURNMENT. Mike Parks adjourned the meeting at 6:21PM.

Respectfully submitted,
Christine Smilanich, Secretary
October 21, 2025

CONCORD PLACE BOARD OF DIRECTORS
Zoom Meeting
Thursday, October 23, 2025, at 5:15PM

A. CALL TO ORDER. CPCA President Mike Parks called the CONCORD PLACE BOARD MEETING to order at 5:15PM.

B. IN ATTENDANCE. Board Members: Mike Parks, President; John Riley, Vice President; Julia Chiger, Treasurer; Christine Smilanich, Secretary; Ivan Kamyshko, Building & Grounds Committee Chair, and Angie Rosploch, Hunt Management Inc. was in attendance as the Managing Agent.

C. APPROVAL OF THE PRIOR BOARD MEETING MINUTES. The Concord Place Board of Directors Meeting Minutes from Tuesday, October 7, 2025, at 5:15PM, were unanimously approved by the Board.

D. OWNER MATTERS

- **10719 De La Warr Circle – CP Insurance Claim – Burst Pipe**
  The insurance payment was passed to the owner. Angie-Hunt Mgmt will send the Board the WI state law Garrett Maloney with Robertson and Ryan referenced.
- **10647 N. Magnolia Dr – Non-Owner Resident**
  Angie-Hunt Mgmt sent a packet including the CP registration form and CP Homeowners Guide to the resident's lawyer's office requesting she complete the registration form per CP Association rules.
- **10629 N. Winslow Dr - Painting Issue**
  Per VP John, some progress has been made on the unit, boards have been painted on south side.
- **10734 N. Magnolia Drive – Lakefront Investments**
  Upon closing to Lakefront Investments, the outstanding money Tank owed to CP Association was paid.

  Driveway was never sealed because at the time Lakefront Investments had a trash dumpster in the driveway while working on the unit. Driveway sealing is charged per driveway, and Angie-Hunt Mgmt will find out if CP paid the vendor for this unit, since it was not done.

  During B&G Fall Inspection, Chair Ivan will determine if the prohibited firepit installed by Lakefront Investments was removed as the Board/Hunt Mgmt instructed.

E. OLD BUSINESS

- **Hidden Reserve Trees**
  Hidden Reserve has contracted with a third party to remove the trees infiltrating the pond on their property.

F. NEW Business

- **Owners Annual Meeting 2025**
  The 2025 Annual Meeting will be held Monday, December 8, 2025. Angie-Hunt Mgmt will arrange to rent the Greenbrier Clubhouse. Topics so far:
  - The 2026 CP Budget will be discussed.
  - VP John's term will end and a new Board member will be voted in.
  - Due to the increasing costs of insurance, owner's CP insurance has increased 94% in 8 years, the Board will solicit quotes for a $10K deductible prior to 2026 insurance renewal.
- **Nominating Committee 2025**
  President Mike and B&G Chair Ivan will form the Nominating Committee and will recruit additional owners to the committee. Angie-Hunt Mgmt will send a letter in November to owners providing the new Board member candidate suggestions from the Nominating Committee and ask if any other owner wants to run.

G. BUILDING AND GROUNDS

- **Snow Removal and Landscaping Maintenance Quotes**
  The Board discussed the vendor quotes that were received. MCR quote is same as last year. Yellow Stone for snow and Sebert for lawn (fixed 3-year) were the best quotes. Angie-Hunt Mgmt will ask Yellowstone to lower their lawn quote to meet Sebert and then CP can give them both snow and lawn work. She will also ask if the quote includes yard waste pickup/the frequency and if they have a 3-year fix price contract.

- **Retaining Wall**
  The Board is aware the retaining wall is bulging and will need to be repaired. This is a near term maintenance situation and the Board will get a professional opinion on a time period to repair. Sebert has provided a quote to repair the wall.

- **Pond Owner Committee**
  Owner Carla Bartlett and Mark Schmitz-Solitude will meet with President Mike, and any pond owners interested in the meeting, on October 30 to discuss the ponds improved condition and future maintenance. Pond owners are pleased with results from the additional treatment.

- **Fall 2025 B&G Walk Around**
  Chair Ivan will schedule a date to complete the Fall inspection with the B&G Committee members in next two weeks.

- **MCR Oil Stain Magnolia**
  Per Angie-Hunt Mgmt, the vendor MCR will clean the oil stain from their skid on Oct 24, 2025. He will send a picture to Angie to show the issue is resolved.

H. FINANCIAL REPORT

- **Financials**
  Angie-Hunt Mgmt discussed the latest financial and delinquency reports that she sent to the Board.

- **CP Budget 2026**
  The Board discussed line items in the budget. Ways to lower printing costs was discussed and the Board decided to send individual insurance letters to each owner regarding their annual CP Association insurance cost (instead of packets that include all owners). Money was moved into grounds costs. The Board agreed an increase in the owner's monthly fee for 2026 was not needed.

- **Bylaws Review**
  Angie-Hunt Mgmt will contact the CP Association lawyer to review CP bylaws and provide recommended changes/cost to make the changes. Angie will send the lawyer's response to the Board for review.

I. NEXT BOARD OF DIRECTORS MEETING
The next Board meeting is scheduled for, Tuesday, November 11, 2025, at 5:15PM. Hunt Mgmt will send out the Zoom invite.

J. ADJOURNMENT. Mike Parks adjourned the meeting at 6:27PM.

Respectfully submitted,
Christine Smilanich, Secretary
November 11, 2025

CONCORD PLACE BOARD OF DIRECTORS
Zoom Meeting
Tuesday, November 11, 2025, at 5:15PM

A. CALL TO ORDER. CPCA President Mike Parks called the CONCORD PLACE BOARD MEETING to order at 5:18PM.

B. IN ATTENDANCE. Board Members: Mike Parks, President; John Riley, Vice President; Julia Chiger, Treasurer; Christine Smilanich, Secretary; Ivan Kamyshko, Building & Grounds Committee Chair, and Angie Rosploch, Hunt Management Inc. was in attendance as the Managing Agent.

C. APPROVAL OF THE PRIOR BOARD MEETING MINUTES. The Concord Place Board of Directors Meeting Minutes from Thursday, October 23, 2025, at 5:15PM, were unanimously approved by the Board.

D. OWNER MATTERS

- **10647 N. Magnolia Dr – Non-Owner Resident**
  Angie-Hunt Mgmt talked to the owner's lawyer who wants to turn property ownership over to her daughter.

E. OLD BUSINESS
None

F. NEW Business

- **Owners Annual Meeting 2025**
  The 2025 Annual Meeting will be held Monday, December 8, 2025, at 6:00pm. at the Greenbrier Clubhouse.
  - Due to the increasing costs of insurance the Board will solicit quotes for a $10K deductible prior to 2026 insurance renewal. Owners may need to contact their personal insurance agent to make adjustments to their own policies.
  - Carla Barlett was approved as Board member nominee by the Nominating Committee and will be voted upon at the 2025 Annual Meeting. She will be on the Pond Committee.

G. BUILDING AND GROUNDS

- **Snow Removal and Landscaping Maintenance Quotes**
  Cast Iron contract was signed and sent to vendor. President Mike and Secretary Christine met with Jesse-Cast Iron. Last year poly blade left a good deal of snow behind. Going with steel blade for better clearing and shouldn't be a problem with driveway reseal every two years. Oil stain would not be resolved with a solvent. With steel blade he will try to fix it so the stain is not slippery.

  Hunt Management received two complaints that at the last clean up Sebert over pruned plants/bushes. The Board discussed moving to Yellowstone for 2026 Landscaping Maintenance. Sebert asked for an owner list of what units not to prune. Yellowstone has their own flags for owners to use on plantings not to prune. Board will email vote based on both vendors plan to improve the pruning.

- **Retaining Wall**
  Port Washington Rd south of De La Warr entrance retaining wall near sidewalk is leaning, Duehring Masonry, who installed the De La Warr entrance sign, recommended repair in the Spring.

- **Fall 2025 B&G Walk Around**
  Per Chair Ivan, Fall inspection was completed. No letters went out – just checking on the status of work listed during Spring inspection. Two new committee members Keith & Carol Baricovich.

H. FINANCIAL REPORT

- **Financials**
  Angie-Hunt Mgmt discussed the latest financial and delinquency reports that she sent to the Board.

- **CP Budget 2026**
  The Board discussed the updated budget and voted to approve the 2026 budget, which will be voted on by the owners at the 2025 Annual Meeting. The Board voted not to increase the monthly owner's fee for 2026, which will remain at $165.

- **CP Bylaws Review**
  During the first Board mtg in 2026, Angie-Hunt Mgmt will set up a meeting with the CP Association's lawyer, Kaman & Cusimano, to discuss their services to review CP declaration, bylaws, and amendments.

I. NEXT BOARD OF DIRECTORS MEETING
The next Board meeting is scheduled for Tuesday, January 27, 2026, at 5:15PM. Hunt Mgmt will send out the Zoom invite.

J. ADJOURNMENT. Mike Parks adjourned the meeting at 6:09PM.

Respectfully submitted,
Christine Smilanich, Secretary
December 8, 2025

CONCORD PLACE OWNERS' ANNUAL MEETING ***"UNAPPROVED"***
Monday, December 8, 2025, at 6PM
at Greenbrier Clubhouse

I. CALL TO ORDER. CPCA President, Mike Parks called the CONCORD PLACE BOARD MEETING to order at 6:06PM.

II VERIFICATION OF QUORUM. Angie Rosploch counted the attendees and submitted proxies and confirmed a quorum was met.

III. IN ATTENDANCE. The CPCA Board Members: Mike Parks, President; John Riley, Vice President; Christine Smilanich, Secretary; Ivan Kamyshko, Building & Grounds Committee, and 2. Angie Rosploch with Hunt Management Inc., CPCA Managing Agent.

IV. APPROVAL OF DECEMBER 2025 ANNUAL MEETING MINUTES. The meeting minutes were unanimously approved as submitted.

V. BOARD OF DIRECTORS ELECTION. Hunt Mgmt reported that the submitted ballots were in favor of electing candidate Carla Bartlett to the Board of Directors for the 2026 term. President Mike explained the Board positions will be decided at the next Board of Directors meeting.

VI. REPORT FROM PRESIDENT
President Mike introduced the Board Members and thanked outgoing Board Member John Riley for his many years of service.

Lawn & Snow Maintenance. President Mike explained that Sebert lawn service had issues and owner complaints; therefore, after reviewing the quotes, the Board voted on Yellowstone for 2026 landscaping maintenance. Owners complained about Sebert's trimming and the fact that the last refuse pickup was before all of the leaves had fallen. Yellowstone's refuse pickup runs to the end of November. Angie-Hunt Mgmt will get a quote from Yellowstone on pickup every week.

The snow removal service for 2025-2026 is Cast Iron Company. President Mike and Secretary Christine met with Jesse-Cast Iron to discuss 2025 issues and 2026 expectations.

Kaman & Cusimano LLC. The Board will be meeting with attorney(s) at Kaman & Cusimano LLC early in 2026 to streamline and review CP bylaws and declaration to make more transparent and to seek advisement on ensuring CP rules/regulations are in line with the CP bylaws. The Board will seek guidance/clarity on new technologies, solar panels, generators, etc. CP Association's budget will cover the legal fees. CP Association has 45 amendments which may need consolidation.

CP Association Insurance. The insurance deductible will be increasing from $5K to $10k per the Board's consultation with CP Insurance Agent Robertson & Ryan.

VII. COMMITTEE REPORTS
Building & Grounds Committee. Per Ivan, B&G reports all meeting minutes to the Board and Hunt Mgmt website. Berm mulch common areas. Each owner is responsible for replenishing mulch on the common areas adjacent to their property.

Pond Committee. A Pond Committee member will be the liaison to pond unit owners. Working toward solutions with Solitude to improve the aesthetics and remove muck. Discussed treatment on 3 ponds. ~~Annual recertification of ponds is completed to avoid non-recertification.~~

VIII. OLD BUSINESS
Lighting Project. President Mike explained the professional cleaning of the light posts went well and the lights are now more luminous. The difficulties of the lighting project were discussed, such as a uniform new light fixture that would fit the different exteriors of the units. Also, the Board looked into the costs of putting all unit lights on the same grid, which is very expensive.

The tall streetlights throughout CP will be replaced and a sample was installed on W. De La Warr Circle.

IX. BUDGET
Angie-Hunt Mgmt and President Mike explained the increases and decreases to the expenses in the budget and the reasons and answered owner questions, including costs that are in the reserves and general repairs. 2025 general repairs actual cost included lighting and trench project in roadway for main entrance sign and lighting on De La Warr and entrance sign Magnolia. Angie will send out details to what are in the reserves.

A vote was taken on the approval of budget, including proxy votes, and the CP 2026 budget passed.

IX. OPEN FORUM

Homeowner Complaints & Feedback. All owner complaints and feedback should be given directly to Hunt Mgmt. Angie with Hunt Mgmt shares the information from the owners with all Board members to review and provide feedback. This also ensures an owner receives a response, if applicable.

Possible Mulch Committee. Owners are interested in receiving a multi-customer discount rate from a landscaping company to replenish their mulch. Any owner that would like to volunteer to be on the committee to research the cost should contact Angie-Hunt Mgmt.

Possible Welcome Committee. Any owner that would like to volunteer in the creation and implementation of a Welcoming Committee to new CP owners should contact Angie-Hunt Mgmt. Hunt Mgmt sends out the Homeowner's manual when they learn about new owners moving into CP. All owner questions regarding CP rules, regulations, and bylaws should be directed to Hunt Mgmt. For consistency, Hunt Mgmt is always the source for guidance on CP rules and regulations.

Hunt Mgmt – CP Town Square Website. An owner requested more follow up on maintenance requests. Owners should contact Angie-Hunt Mgmt at the time their requests are not followed up.

Landscaping Bids. Discussion regarding possibility of CP Association paying more for landscaping vendors that quoted higher. Angie-Hunt Mgmt pointed out that all landscaping bids that are sent to the vendors have the same scope of services and some vendors quote much higher for the same services than the vendors that are in line with CP budget. Yellowstone has a good relationship with other Hunt Mgmt managed properties. CP Association is known by vendors due to difficulty from ditches, berms, ponds, and customer complaints. CP community support is important for a relationship with a new vendor.

X. ADJOURNMENT. Mike Parks adjourned the meeting at 8:18PM.

Respectfully submitted,
Christine Smilanich, Secretary
February 4, 2026

CONCORD PLACE OWNERS' ANNUAL MEETING
Monday, December 9, 2024, at 6:30PM
at Greenbrier Clubhouse

I. CALL TO ORDER. CPCA President, Mike Parks called the CONCORD PLACE BOARD MEETING to order at 6:30PM.

II. IN ATTENDANCE. The CPCA Board Members: Mike Parks, President; John Riley, Vice President; Christine Smilanich, Secretary; and Ivan Kamyshko, Building & Grounds Committee. Michael Landre, with Hunt Management Inc. was in attendance as CPCA Managing Agent.

III. VERIFICATION OF QUORUM. Michael Landre counted the attendees and the submitted proxies and confirmed a quorum was met.

IV. APPROVAL OF DECEMBER 2023 ANNUAL MEETING MINUTES. The meeting minutes were unanimously approved as submitted.

V. BOARD OF DIRECTORS ELECTION. Hunt Mgmt reported that the submitted ballots were in favor to elect candidates Mike Parks and Julia Chiger to the Board of Directors for the 2025 term. President Mike explained the Board positions will be decided at the next Board of Directors meeting.

VI. REPORT FROM PRESIDENT
President Mike introduced the Board Members.

Hunt Mgmt. President Mike introduced Michael Landre with Hunt Mgmt, who is temporarily taking over for Angie Rosploch, as the managing agent for Concord Place. The Board of Directors meeting minutes are on the Hunt Mgmt website. Hunt Mgmt will email the Board Meeting Minutes to owners when they are approved by the Board.

Lawn & Snow Maintenance. President Mike explained that the lawn service had issues and a slow start due to bad weather. MCR was sold to David L Frank lawn service. The Board is still reviewing bids for lawn service for 2025. It has been narrowed down to Sebert Landscaping and Yellowstone. The snow removal service for 2025 is Jesse with MCR and the company name is Cast Iron Company. Michael-Hunt Mgmt explained that 50-60% of the CPA budget is for lawn maintenance and snow removal.

Greenbrier Entrance Lighting. President Mike explained the lighting issue for the sign at Greenbrier entrance: due to a cut electrical line; work to fix the issue includes trenching on owners' property (trenching quote $4100); the Board experimented with solar lighting for the sign in hopes of avoiding the high cost of fixing the cut line. The Board decided to commence with putting in the new electrical line and President Mike will find out if it can be done before end 2024. Several lights on Greenbrier are out.

Owner Fines. President Mike explained the unsanctioned estate sale in 2024 resulted in a fine to the owner. Also, an owner was fined due to non-compliance with B&G inspection issues that was reported to them to be resolved/fixed for several years.

Magnolia Dr. Entrance Sign. President Mike suggested a discussion on what, if anything, the owners think should be done with the sign due to the damaged posts.

Note: *Unfortunately, we did not circle back to discuss the Magnolia Dr. Entrance Sign. Owners are welcome to provide their feedback to Hunt Mgmt: e.g. leave as is, repair posts and reattach existing sign, or get proposals on a masonry sign to match the ones we have at the other entrances. This information will also be sent to owners via email and hard copy.*

VII. COMMITTEE REPORTS

Building & Grounds Committee. Per Chairman Ivan, the B&G committee consists of Kevin & Annie Tautges, Burton Bartlett, Christine Smilanich, and Sam Crow. The inspections are conducted to maintain the quality of the subdivision and to make owners aware of an issue or recommendation they may not be aware of. Ivan reminded the owners that any outdoor work needs to be approved by the B&G committee and owners must submit the B&G request form and receive approval before work is started. Michael-Hunt Mgmt explained that the B&G request form is on the Hunt Mgmt website or owners can call Hunt Mgmt to have one sent to them. B&G approves/declines requests within 5 days to 2 weeks. Ivan reminded owners that some work may also require that the owner request and receive approval by the City of Mequon, which also must be done before the work begins. President Mike thanked owners that did do repairs and maintenance on their units this past year.

VIII. BUDGET
President Mike explained the budget and line items that had increased costs.

Tall Streetlight Posts. The replacement of the tall black streetlight post on De La Warr Circle went well and is much brighter than the old lights. Out of the reserve fund, the Board will consider replacing more tall streetlight posts. The streetlight posts cost $5K each and 10 would need to be replaced. The Board would purchase all 10 at one time so they all match.

Unit Lampposts. Lighting budget line item $50K was to replace the unit lampposts and has been removed from the budget. Chair Ivan explained the lighting budget was never used; therefore, it was removed for 2025. The money was never spent it remained in the reserve. The reserve is currently $125,000, which the $50K is part of.

The Board plans on cleaning the unit post lamps again in 2025.

VP John explained the unit lighting project was started several years ago with a great deal of research and discussion by the Board and Hunt Mgmt. The Board decided not to continue with the project due to the complexity and cost of the project including: some units are on the CPA line and some are on their own line and pay for the electricity; some owners have white posts and some black depending on the façade of their unit and changing the posts to the same color to be consistent would result in some lamp posts no longer matching the unit's façade; the cost to replace the unit light posts and get all owners on the CPA line would be $200K.

Budget Process. VP John explained the budget process including the Board and Hunt Mgmt comparing past year's budget against actual expenses; establishing what are the increased costs for the new year; and deciding what monthly dues is needed to cover all expenses.

The 2025 Budget was unanimously accepted by all owner attendees.

IX. OPEN FORUM

Open Director Position. VP John Riley term is up at the end of 2025. President Mike and Michael-Hunt Mgmt requested that any owner that wants to serve on the Board should contact Hunt Mgmt. Mike and John explained the benefits of serving on Board including learning the issues and solutions within CPA. Board member duties include attending routine meetings (usually monthly) and occasional special meetings, e.g. to discuss the budget. Owners can contact President Mike if they have questions about serving on Board.

Open Garage Doors. President Mike discussed owner complaints about open garage doors and that the doors should be closed from dusk to dawn. During the day, garage doors can be open when in use and must be closed overnight. Having garage doors open during the day can be a safety risk. Owners discussed possible and actual crime activities and to keep front doors and garage doors closed as much as possible. Owners should be aware of their surroundings, notice any unusual activity, and consider installing outdoor security cameras. An owner recommended a blast email once per month to keep owners aware and remind people of safety issues. Due to owner requests, the Board will look into getting the Mequon police to patrol our neighborhood routinely especially at night.

Estate Sales. VP John and Secretary Christine explained that estate sales will be considered by the Board and must not be conducted without Board approval. The approved estate sale in 2023 was run by an estate sale management company. Examples of requirements include limited advertising, limited attendance by invitation only, Saturday and/or Sunday only, managed parking, security, and other requirements may be needed depending on the request and are based on the discretion of the Board.

Mulch. An owner requested that a mulch vendor be contacted to possibly get a group rate for owners that would like to partake. President Mike said the Board will get that from the landscaper for Spring 2025. The big cost in mulch is the delivery. An owner discussed that a few years ago the B&G committee looked into the association providing the mulch at a cost to the owner and the project became complex due to each unit having different mulch needs and costs.

Entrance & Common Areas. There is a dead tree at the De La Warr entrance. The mulch in the common areas are looking bad. B&G/the Board will inspect these issues in Spring 2025.

CPA Pot Luck. VP John recommended a neighborhood potluck possibly in the Winslow Court area in 2025. Any volunteers to organize the event should contact VP John. All owners will be invited.

Contractor Vendor List. An owner requested that a vendor to clean the gutters be added to the contractors list. This list is made up of vendors that owners have used and then submit the information to Hunt Mgmt to be added to the list. However, Michael-Hunt Mgmt will look into adding a gutter cleaner vendor. Hunt Mgmt is not responsible for the results performed by any vendor on the list.

Ponds. An owner suggested to monitor the ponds. President Mike discussed that every 5 years the pond goes through recertification and is approved. Per Michael, Hunt Mgmt could come out to monitor the pond

at a cost to the association. There are 20 owners on the pond and additional services could be provided if the owners agree to the cost increase. The current pond schedule for inspection and treatment is every 3 weeks for 7 months. The Board/Hunt Mgmt routinely contacts Hidden Reserve and Winding Hollow to have dead trees removed from their side of the pond.

Lawn Mowing. An owner requested that the lawn mowing in Spring 2025 be mowed every 10 days and shorter and 3 times a month instead of 4.

X. ADJOURNMENT. Mike Parks adjourned the meeting at 8:10PM.

Respectfully submitted,
Christine Smilanich, Secretary
January 9, 2025

CONCORD PLACE OWNERS' ANNUAL MEETING ***"APPROVED"***
Monday, December 4, 2023, at 6:30PM
at Greenbrier Clubhouse

I. CALL TO ORDER. CPCA President, Mike Parks called the CONCORD PLACE BOARD MEETING to order at 6:34PM.

II VERIFICATION OF QUORUM. Jeff Hunt counted the attendees and submitted proxies and confirmed a quorum was met.

III. IN ATTENDANCE. The CPCA Board Members: Mike Parks, President; John Riley, Vice President; Christine Smilanich, Secretary; and Ivan Kamyshko, Building & Grounds Committee. Jeff Hunt and Angie Rosploch with Hunt Management Inc. CPCA Managing Agent.

IV. APPROVAL OF DECEMBER 2022 ANNUAL MEETING MINUTES. The meeting minutes were unanimously approved as submitted.

V. BOARD OF DIRECTORS ELECTION. Hunt Mgmt reported that the submitted ballots were in favor to elect candidates Christine Smilanich and Ivan Kamyshko to the Board of Directors for the 2024 term. President Mike explained the Board positions will be decided at the next Board of Directors meeting.

VI. REPORT FROM PRESIDENT
President Parks introduced the Board Members.

Hunt Mgmt. President Mike introduced Angie Rosploch with Hunt Mgmt as a new managing agent for Concord Place. Jeff Hunt will be co-managing during the transition. The Board of Directors meeting minutes are on the Hunt Mgmt website. Jeff Hunt reported that owners will be notified via email when meeting minutes are on the Hunt Mgmt website.

Estate Sales. President Mike reported that there were two estate sales in CP during 2023 that went well due to being professionally managed. There were no parking or congestion issues.

Power Outages. President Mike reported that there have been no power outrages since WE Energies removed the trees close to the power lines.

Roofing Analysis. Jeff Hunt explained that the roof analysis did make a difference in the bids received for the association's insurance. Both in price and the fact that more vendors were open to supplying bids due to having the roof analysis done. Hunt Mgmt will maintain a list of the roof ages for all units. When an owner replaces their roof, they must submit a Building & Grounds form to Hunt Mgmt. Hunt Mgmt will keep a database of the roof analysis and make updates when an owner replaces their roof. Jeff Hunt will send a complete list of the roof ages for all units to all owners. Owners may send proof to Hunt Mgmt of the actual date their roof was replaced, which will be updated in the database.

VII. COMMITTEE REPORTS

Building & Grounds Committee. The lighting for the Concord Place sign at the De La Warr entrance has been upgraded and greenery/shrubs were added to the berm.

One lamp on the Concord Place sign at the Greenbrier entrance was replaced after a tree fell on it.

B&G Chair Ivan explained some common problems found during the inspection walk arounds and why the inspections take place. Items the B&G Committee noted for properties during a bi-annual walk-around inspection will be checked at the subsequent inspection.

Owner complaints were discussed, such as damage to lawns due to mowing, landscaping, and snow removal. Ditches next to the road are filled with leaves. Angie-Hunt Mgmt will take the feedback to the vendor MRC Landscaping. Owners should contact Angie with landscaping/snow issues/complaints as they occur. Angie is the contact person for owners regarding MCR complaints.

President Mike explained MCR's quote fit the CP budget, most quotes that were received were very expensive. It is in Concord Place's best interest to develop a long-term relationship with a landscaping vendor. Chair Ivan explained how overall MCR has done a good job. Jesse-MCR has worked with the Board to accommodate owner requests and the issues the Board raised.

Chair Ivan explained more B&G committee members are needed and any owner interested in joining should contact him or Angie with Hunt Mgmt.

VIII. OLD BUSINESS

Lighting Project. President Mike explained the professional cleaning of the light posts went well and the lights are now more luminous. The difficulties of the lighting project were discussed, such as a uniform new light fixture that would fit the different exteriors of the units. Also, the Board looked into the costs of putting all unit lights on the same grid, which is very expensive.

The tall streetlights throughout CP will be replaced and a sample was installed on W. De La Warr Circle.

IX. BUDGET
Jeff Hunt explained the increases and decreases to the expenses in the budget and the reasons, including land maintenance, snow removal, post light replacement, and pond maintenance. Jeff Hunt answered questions about the budget from owners. A vote was taken on the approval of budget, including proxy votes, and the budget passed.

X. ADJOURNMENT. Mike Parks adjourned the meeting at 8:18PM.

Respectfully submitted,
Christine Smilanich, Secretary
December 9, 2024