

Rock Lake Vista Condominium Association

[N6973 Rock Lake Road #22. Lake Mills, WI 53551](#)

Agenda for Board of Directors Meeting
Wednesday, October 21, 2026
6:30 p.m. via Zoom and in person

A. Roll Call/Call to order - President Sandy Hastings

B. Minutes of July 15, 2026 meeting

C. Treasurer's Report – 3rd quarter – Kyle Simiele, Treasurer

D. Reports from additional officers:

1. President Sandy Hastings - Ty Neupert, unit 26, has been appointed Vice President for the remainder of Ricky Kind's term.

2. Vice-president

3. Secretary Sue Jahn - We had to file an annual business report with the State of Wisconsin to keep our business name \$76.95. Our legal name is "Rock Lake Unit Owners Association".

E. Committee reports

1. Grounds - Work completed this quarter: trimming of shrubbery in front of buildings A and C (\$650.00) water tests on all 3 wells came back at acceptable levels under 10 - well #1: 1.1; well #2: 2.1; well #3: 1.3 The tests were free as part of a wellness fair held at Lake Mills Elementary School on September 28

2. Maintenance -

F. Unfinished Business

1. Capital improvements - Our new driveway was completed on Friday, September 11, 2026. Thank you to everyone for making it a successful project! Your flexibility and cooperation were appreciated. It will cost us between \$63-65,000.

G. New Business

1. Welcome new condo unit owners Jack and Kay Bostwick, Unit 11 and Ty Neupert, Unit 26. Ty has been appointed Vice President for the remainder of Ricky Kind's term until December 31, 2026.

2. Proposed amendment to our governing documents prohibiting LLC's, large corporations, or investment companies from buying a unit as an investment. Our lawyer has been contacted and we are proceeding with the proper forms, documents, and voting procedures. The goal is to have the process completed at or before our annual meeting in December.

3. Financial realities going forward.

4. New board members needed. Are you interested?

5. Next board meeting - Unit owner's annual meeting, December 13, 2026 at 6:30???

H. Adjournment

Rock Lake Vista Condominium Association
[N6973 Rock Lake Road #22, Lake Mills, WI 53551](#)

Minutes for Board of Directors Meeting

Wednesday, July 15, 2026

6:30 p.m. via Zoom and in person

A. Call to order - President Sandy Hastings In attendance were Sandy Hastings, Ricky Kind, Sue Jahn, Kyle Simiele, Steve Schnaidt, and Susan Sauter.

B. Minutes of April 22, 2026 – The minutes had no corrections. Ricky made a motion to approve and Kyle seconded.

C. Treasurer's Report – 2nd quarter 2026 – Sandy Hastings

There was a correction in the page that says RLVCA financial data, our insurance payment listed as \$4480.00, but on the page that says expenses, it had the insurance listed as \$4,480.50. The correct amount is \$4480.50. We'll make that correction. Insurance is always our biggest expense.

Sandy thanks everybody for getting their HOA fees paid on time. That's just really wonderful!

Our big expense this quarter was the \$22,000 down payment on the upcoming paving. We still have a reserve balance of \$43,711.14.

Two unit owners had a question/concern about the high price of the electric bill. Sandy went back the last 2 years and compared all of our electric bills on all of the wells, and it's kind of a normal pattern that it goes up in the summer, back down in the winter, up in the summer, etc. On the Lake Mills Light and Water website, there is a nice little graph of the usage. The concern was that the bill for May was \$173 and the June bill was \$178. In 2025, that same June bill was \$214. It's comparable to other years. It looks like a consistent pattern. They also asked about a sewer charge. There is no sewer charge on the well house pumps. All owners have a sewer charge on their individual bills, you just pay for what you personally use in terms of sewer. The RLVCA bill is strictly electricity to run the pumps, to bring the water up.

Jake Bowling from Bowling Well Service is coming out to check on our well house soon. There is a crack in one of the pipes and it's been dripping a little bit. There's a little wetness on the bottom of the wellhouse that he's going to take a look at. Jake's been doing that maintenance on the wells for several years and it was his father before him. I think it was from 1991 when the condos were built.

Steve Schnaidt is helping Sandy with this whole well situation because he's been in charge of the wells for many, many years. We want to thank Steve for taking care of the wells and for being willing to educate Sue and Sandy.

Sue made the motion to approve the Treasurer's Report as corrected and Kyle seconded the motion.

D. Reports from additional officers:

1. President Sandy Hastings – included in above discussion of the wells.

2. Vice-president Ricky Kind - His concern going forward due to the cost of inflation, insurance, and so forth, is that the board needs to increase the dues for 2027. We can get the details out later.

3. Secretary Sue Jahn - Sue would like to let everyone know that Carolyn Wakeman has resigned from being on the board. She had been the assistant secretary/treasurer for 2.5 years, and we want to thank her for her years of service! We wish her the very best!

4. Treasurer Kyle Simiele - I'll just say hello to everybody that hasn't met me. I'll be taking over as treasurer for the remainder of Scott's term. In December we'll have the next elections. I went down to the Bank of Lake Mills with Sandy and completed all the necessary forms and got signed up for online banking.

E. Committee reports

1. Grounds - Al Zwicker has joined our lawn care services team with Dave's Yard Control. Thanks, Al! Projects completed this quarter: Mulch install; flowers/plant food for planters; Topsoil for electric install trenches.

2. Maintenance - Unit 1 roof leak (\$675); Unit 26 siding repair and gazebo loose shingles repair (\$150)

These are all things that we do not necessarily budget for. Things like this come up, and then we must take care of them. We do have a budget for maintenance, but it is not much. It's \$1,500 per year. We have already used \$800/55% of the budget.

F. Unfinished Business

1. Capital improvements - paving of driveway in front of buildings A and C - Scheduled for Sept. 7, 2026.

We have signed a contract with PLM Paving, who is the company that did the paving last summer, and they will be paving the driveway in front of buildings A and C, and part way down in front of building B, where they stopped the paving last summer. As with last year, if there is a weather problem or other issues that date is flexible. Last year they were about 3 or 4 days later than they said, just because of other complications. There will be restrictions on where people can park. We will send out the very specific instructions for where residents can park during the project closer to that date.

G. New Business

1. Welcome new treasurer Kyle Simiele! Kyle was appointed at a special Board meeting on July 2, 2026. He will serve as treasurer for the remainder of Scott's term. Please bring or send your HOA fees to Kyle Simiele, [N6959 Rock Lake Road, Unit 4, Lake Mills, WI 53551](#). Those of you who have auto pay with your bank, please send it to his address.
2. Proposed amendment to our governing documents regarding the ban on LLC's, large corporations, or investment companies.

We sent out to all unit owners a proposed amendment to our governing documents regarding a ban on LLCs, large corporations, or investment companies purchasing units. This was just an informal poll to see how everyone was feeling about this sort of ban. We ended up getting 20 yes votes, 2 no votes, and 4 that did not respond at all. It feels like we have the support. However, there were several unit owners that expressed taking it one step further, and either banning rentals altogether, or limiting the number of units that can be rented or keeping it at four, which it is now, and grandfathering in the people that are renting now, but if they sold their unit, they would not be grandfathered in to rent. There will be further exploration of this topic in the future. It's not something that we would be doing immediately, as we need to contact an attorney, research the costs, etc. We'll keep you posted.

Next board meeting - October 14, 2026 at 6:30PM

H. Adjournment - Ricky made a motion to adjourn and Kyle seconded the motion.

Respectfully submitted,

Sue Jahn

Rock Lake Vista Condo Directory - September 2026

BUILDING A

Nancy Hubacher

N6959 Rock Lake Road, **Unit 1**
920-648-6600
Hkabat@remax.net

Adriane Stuebs, owner

N6959 Rock Lake Road, **Unit 2**
adriane@housesthatshine.com
920-988-2225

Judy Vallier

N6959 Rock Lake Road, **Unit 3**
judyvallier6691@gmail.com
920-945-0436
Jeff- jvallier@purdue.edu

Kyle Simiele & Ryann Belter

N6959 Rock Lake Road, **Unit 4**
Kjsims2000@gmail.com
716-848-9117
ryannbelter324@gmail.com
(920) 279-1790

Kyle - Treasurer

Charles & Susan Sauter

N6959 Rock Lake Road, **Unit 5**
susansauter@cox.net
602-312-9570

Barbara Shore(N6553 S H Road)

N6959 Rock Lake Road, **Unit 6**
Shorelein@gmail.com
920-222-1297

BUILDING B

Al & Linda Zwicker

N6975 Rock Lake Road, **Unit 7**
lzwicker@hotmail.com
920-648-2961

Dale Stark & Linda Becher

N6975 Rock Lake Road, **Unit 8**
becherl153@gmail.com
920-648-3670

Gail Wagner

N6975 Rock Lake Road, **Unit 9**
glwemt@yahoo.com
920-222-3851

Sandy Urankar

N6975 Rock Lake Road, **Unit 10**
surankar@charter.net
920-222-1932

Kay & Jack Bostwick

N6975 Rock Lake Road, **Unit 11**
Jack- bigtruck04@charter.net
920-390-0053
Kay - 920-206-5276
riskyckick1@charter.net

BUILDING C

Steve & Kathy Schnaidt

N6963 Rock Lake Road, **Unit 12**
schnaidt@eemail.net
630-418-0300

Terry & Kathleen Witt

N6963 Rock Lake Road, **Unit 13**
tjscookin@yahoo.com
kathleenpswi@yahoo.com
608-575-1944

Emily Watson

N6963 Rock Lake Road, **Unit 14**
ewatso12@gmail.com
608-295-4160
Ray- rhansteinjr@gmail.com

Pink Daisy Property Rental, LLC

N6963 Rock Lake Road, **Unit 15**
office.charliesfoodconcessions@gmail.com
608-332-9393
Edward Rivera, renter
920-728-8112
Edward.riveral nha@icloud.com

Lori Konecke

N6963 Rock Lake Road, **Unit 16**
lkonecke@idcnet.com
920-648-5786

Lori Rockwell,owner

N6963 Rock Lake Road, **Unit #17**
office.charliesfoodconcessions@gmail.com
608-332-9393

Amanda and Scott Bast,renters

608-698-9393, 608-692-7030
Amandabast5419@gmail.com
sbast16@yahoo.com

Brian & Lynn Zastrow

N6963 Rock Lake Rd, **Unit 18**
Lynn@aztalanscreenprinting.com
Bryan: 920-723-2389
Lynn: 920-723-1607

BUILDING D

Stan and Sue Jahn

N6965 Rock Lake Rd, **Unit 19**
sjahn4@hotmail.com
Sue: 608-575-1925
Stan: 608-575-1929
Sue/Secretary

Carolyn Wakeman

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920-648-8657

Pat Forest

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BUILDING E

Sandra Hastings, President

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Scott Petruska

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scottpetruska300@gmail.com
617-997-5630

Dave & Inger Roedl

N6973 Rock Lake Road, **Unit 24**
dave@bankoflakemills.com
920-728-1949

Nancy Moretti

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920-222-2379

Ty Neupert, Vice President

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