Meeting Minutes
RWP Board of Directors Meeting
10/27/2025
4:00PM

Board Members present: Sue Zuelke, Jake Mahkorn, Rob Steinebel, Tony Nickalls, Tom Paprocki
Board Members absent: None
Management company representative in attendance: Taylor Lawrence
Unit owners present: N/A

Call to Order:

Sue at 4:05PM

Approval of September 2025 minutes:

Tom motioned for approval of the September meeting minutes, Rob seconded. All Board members approved the minutes.

Homeowners' Concerns:

- An owner requested that we keep the hose bibs on until past Thanksgiving. Taylor will investigate how/when they need to be winterized and whether that needs to be done with the docks. We don't want to risk damage to the buildings by keeping them on past a freeze, so an extension is unlikely. Tony to talk to the owner.
- Tom asked about stains from the massive rainstorm this summer on the drywall outside the elevator on the 5th floor of 205. Sue asked how we were billed by MRS and if we're just billed for time regardless of how that time is directed. Taylor said that we can direct how to use the weekly time and there won't be an additional charge unless it is a different crew (recycling bin power washing) or requires more than one person. Taylor to see if they can power wash every week when they come and whether they will bring power washer or if we should buy one for each building. Taylor also to provide the maintenance checklist. Taylor to also ask if the general maintenance guy can paint the space on the 5th floor. Tom to send pics. Taylor to also see if MRS is billing window repairs under maintenance.
- Taylor will also help create a care charging standards document for the Association based on her work with other associations addressing this same issue.
- Tony pointed out there's a graffiti board propped against the railing by the 205 grill. Taylor said there's already a work order submitted to remove it.

Financial Report

- Sue pointed out that the Butterfly hardware should come out of reserves.
- Jake pointed out that electrical charges is still over. Taylor was unable to pinpoint the reason, but will reach out to WE Energies to get their perspective.
- Tom asked about how we will capture the newly negotiated POTS and Internet telecom deal in the budget. Taylor explained it is spread across Butterfly and phone expense.
- The following recodes that will be reflected in the next set of financials to come out of Reserves:
    - $1200 - Pro 2 Pave payment
    - $11220 - Holton Brothers Masonry
    - $1328 - Bob Lurie Glass
    - $1377.50 - Skyline Technical LLC
    - $32,355.00- Holton Brothers
- Jake motioned to accept September financials. Tom seconded. Board approved.

Manager's Report:

- 141 Unit 53/52 and 206 Bob Laurie Glass to look at repairs needed. Proposal signed and sent in. Scheduling to take place with owner.
- Pressure washing of exterior green frames by doors completed by MRS
- 141 building door frame repair completed by MRS
- Heiden out to fix the drainage in the 141 building sink in garbage room
- 151 53/52- Work with MRS to replace valances
- Proposal signed for Whalen Works to clean out recycle bins. Date sent out to owners
- Proposal requested from Whalen Works for cleaning of the trash bins and compactor

Interim Approvals:

a. Bob Laurie Glass repair of 2 units. Sue motioned to approved. Rob seconded. Board approved.
b. Roman Electric Butterfly installation. Sue motioned to approved. Rob seconded. Board approved
c. Whalen Works power washing of recycling bins. Sue motioned to approved. Rob seconded. Board approved.

Rental List/Task List Review:

- No updates on rentals
- Tony and Taylor met with a vendor regarding duct work cleaning. Requires further investigation.

Old Business:

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a. 205 Elevator Update- possible next steps

- Postponing the conversation until next month given the different bids and considerations in motion.

New Business:

a. Butterfly system install - resident notification

- Installation is two weeks out. Taylor has been updating phone numbers and email and communicating the process and timing to owners.

b. Budget 2026 review

- The Board walked through the 2026 budget line by line to interrogate the assumptions around how each line was calculated.
- A handful of potential updates were identified, and the Board reasoned through them, identifying savings wherever possible while looking after the physical health of the buildings.
- Due to the age of the buildings and attendant maintenance requirements, significantly higher insurance costs across the US, and continued inflationary pressure, the new budget will result in an 8.3% assessment increase.
- After careful consideration, Sue motioned to accept the 2026 budget, Jake seconded, and the Board unanimously approved.

Any Other Business Before the Board:

N/A

Adjournment:

Sue adjourned at 5:49PM.

Meeting minutes submitted with butterflies in our stomachs waiting for Roman Electric,

Tom Paprocki, Secretary

Next meeting = November 17th, 4PM; December 22nd, 4PM

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