Stillwater Villas Condominium Association Annual Meeting Minutes

Date: September 11, 2026 Scheduled Time: 5:30PM

Meeting called to order at 5:32PM by Robb Dennert (president)

A) Roll call of officers
Robb Dennert, president/ treasurer
Debi Correll, vice president
George Jurss, secretary
Neighbors present: 18 Absent: 11 Proxy submitted: 6

B) Proof of notice: copy of email notice sent to membership on 8/24/26 submitted with minutes
A quorum was met and recognized

C) Reading of prior minutes
2025 minutes were read by George J.
Motion to accept: Larry N/ second: Barb KJ

D) Officer reports
1) Robb D. gave financial report
Checking account balance $15,253 (to date)
Reserve balance $53,214 (to date) no money has been spent from the account
On track with last year's reserve study
7-month CD opened today at 3.80% $25K from reserves was moved into CD
Questions asked by Barb J & Nancy R regarding details of CD's
Dues will increase to $427 for 2027, auto books reset will be sent early December
Note of information: neighboring River Valley HOA is $425 will also increase in 2027

2) Community insurance renewed with Auto Owners Group
Small increase of 3.2% from $9,754.60 to $10,068.92

3) George J. read a letter to community about lawn decorations, ornaments, signs, and displaying flags properly. Copy of letter submitted with these minutes
Nancy R. asked a question about plantings and a small discussion ensued

4) Debi C.: Landscaping contract due end of 2026 & snow removal due spring of 2027
Larry N. collecting names of companies to bid on these contracts/ Angila A. has names of vendor to submit for bid consideration.
Robb D. states that association has original bid provided by Bielinski Builders/ landscaper direction to be provided by board only and not individuals.
Questions: Kathy W. about overuse of salt on pavement and damage it does to plants

E) Committee Reports
1) Social committee (Barb, Nancy, Sharon)
Barb stated; Hand & Foot game is loads of fun, please join in if you want/ information regarding trick or treat coming soon.

2) Landscape discussion
Robb D. asking neighbors to speak to Debi C. if interested in giving ideas or input.
Barb KJ. Asked if door hangings (holiday etc) are okay, Robb answered: YES
Larry N. asked if maybe neighbors should limit visible decorations on street side of units/ discussion only- no motion was made.
George J. stated we should not put decorations on the lawns, makes mowing difficult for landscape contractor and possibly more expensive for us.

Nancy R. stated she has had problems with internet when landscapers turn mulch over. Robb D suggested she call her cable provider next time it happens, cable not deep enough.

F) Election of officers

1) Robb D stated he has served on this board for 4 ½ years, time for his replacement. 5 of 18 households have participated in our board since its inception. Without neighbor involvement we will be forced to hire a management company at a minimum of $100 per unit as of 2025 price quotes. Also reminded people to consider volunteering for the board in the coming years so we can establish a 3 year officer rotation.
2) June Weber volunteered for the board
   Larry made her nomination official with a second from Barb J.
   Robb D. made a motion for a voice vote, motion passed unanimously

G) Unfinished Business

1) Robb D stated rain garden mowing, comments should go to Debi C. not to the vendor. Also asked if anyone still had issues with the functionality of Rain Garden #5, bids to repair were very expensive. Since the small amount of standing water isn't causing problems, this issue is considered closed.
   Membership had no comments or further questions about Rain Garden #5.

H) New Business

1) Robb D. states he has the landscaping renewal bid for the next 3 years from ASI.
2) Chris E. asked what the ASI Landscaping bid was. Robb replied that it is currently $2K per month for 8 months. Their renewal bid is $2.5K per month for 8 months for one year $2.6K per month for 8 months for years 2 and 3.
3) Robb D. spoke about the ongoing concrete problem the community has. We should investigate the replacement of some of the bad concrete beginning in spring of 2027.
   Larry offered to help me with the bid process. We have a few outdated quotes that will need to be rebid. Not sure if this process will start this fall or next spring at this point.

I) Meeting Adjournment
   Sandy N. made a motion for adjournment/ Bob R. second
   Official time of adjournment: 6:36PM

Minutes submitted by: George Jurss George W. Jurss Date: 9/18/26
REVISED BY GWJ

Stillwater Villas Condominium Association

2026 Annual Meeting

Roll Call

3734 – Robert and Nancy Richardson	Present / Not Present / Proxy / No Proxy
3730 – Albert and Linda Melbard	Present / Not Present / Proxy / No Proxy
3722 – Robb and Julie Dennert	Present / Not Present / Proxy / No Proxy
3718 – George and Barb Jurss	Present / Not Present / Proxy / No Proxy
3710 – Fred and Joan Reichelt	Present / Not Present / Proxy / No Proxy
3706 – Jan Thierfelder	Present / Not Present / Proxy / No Proxy
3702 – William and June Weber	Present / Not Present / Proxy / No Proxy
3700 – Larry and Sharon Nevenhoven	Present / Not Present / Proxy / No Proxy
3703 – Charles (Skip) McGary	Present / Not Present / Proxy / No Proxy
3707 – Michelle Hazelton	Present / Not Present / Proxy / No Proxy
3709 – Sandra Nelson	Present / Not Present / Proxy / No Proxy
3711 – Kay Adamczyk	Present / Not Present / Proxy / No Proxy
3717 – James and Sue Misiak	Present / Not Present / Proxy / No Proxy
3719 – Christine Ebert	Present / Not Present / Proxy / No Proxy
3725 – James and Bonnie Guenther	Present / Not Present / Proxy / No Proxy
3727 – Kathy Weeks	Present / Not Present / Proxy / No Proxy
3731 – Scott and Angila Allen	Present / Not Present / Proxy / No Proxy
3735 – Debra Correll	Present / Not Present / Proxy / No Proxy

Stillwater Villas Condominium Association, Inc.

c/o Robb Dennert, President
3722 Stillwater Court
Waukesha, WI 53189

August 24, 2026
Stillwater Villas Condominium Owners
Re: 2026 Annual Meeting Notice

Dear Fellow Condominium Owners,

The Annual Meeting of the Stillwater Villas Condominium Association will be held on **Friday, September 11, 2026, at 5:30 p.m.**, in conjunction with an Association Neighborhood Cookout and Social. The Board will provide the meat and buns. Please bring a dish to share and your own beverages.

Serving on the Association Board is an important way to contribute to our small, self-managed community. **This year, Robb Dennert, our current Board President, will be stepping down after four years of service. We thank Robb for his leadership and contributions to the Association.** With this transition, we encourage owners to consider serving on the Board and bringing fresh perspectives and ideas to our community. Please contact us before the Annual Meeting if you would like to learn more about the roles and responsibilities.

Please see below for the meeting agenda and the proxy form to be used if you are unable to attend the meeting in person.

Because of the importance of this year's meeting and the upcoming Board transition, **please make every effort to attend in person or submit a completed proxy form if you are unable to participate.**

Thank you for your continued involvement and support of the Stillwater Villas community. Please let us know if you have any questions.

Robb Dennert	George Jurss	Debi Correll
President	Vice President	Secretary / Treasurer

Stillwater Villas Condominium Association Annual Meeting

The Annual Meeting of the Stillwater Villas Condominium Association will be held on:

Date: Friday September 11, 2026, at 5:30 pm
Place: Owner's Driveway between 3710 and 3718 Stillwater Court in conjunction with Association Neighborhood Cook-out and Social

Meeting Agenda

A. Roll Call
B. Proof of Notice of meeting or waiver of notice
C. Reading of Minutes of Prior Meeting
D. Reports of Officers
E. Reports of Committees
F. Election of Officers (when applicable)
G. Unfinished Business
H. New Business
I. Adjournment

At least one member of each household must attend this meeting in person or be represented by proxy. According to the governing documents for the Stillwater Villas Condominium Owners' Association, the majority of Members must be present or be represented by Proxy to constitute a Quorum. If a quorum is not met, an official meeting cannot be held. If you are unable to attend the meeting, please complete the enclosed proxy form and return it to the following address:

Stillwater Villas Condominium Association
c/o Robb Dennert, President
3722 Stillwater Court
Waukesha, WI 53189

Stillwater Villas Condominium Association Proxy

THE BY-LAWS FOR THE STILLWATER VILLAS CONDOMINIUM ASSOCIATION PROVIDE AN OPPORTUNITY FOR THOSE WHO ARE UNABLE TO ATTEND THE MEETING TO APPOINT A PROXY TO REPRESENT THEIR VOTING INTEREST AT THE MEETING.

THE PROXY IS VALID FOR THE MEETING SCHEDULED FOR SEPTEMBER 11, 2026.

I/WE _____ AND _____
OWNER CO-OWNER (IF APPLICABLE)

_____
ADDRESS

DO HEREBY GRANT MY/OUR PROXY TO THE SECRETARY OF THE BOARD OF DIRECTORS OR TO:

_____ _____
NAME ADDRESS

**PLEASE NOTE: ANY PROXY GIVEN TO THE BOARD OF DIRECTORS WILL BE COUNTED TOWARD THE QUORUM BUT WILL NOT BE COUNTED AS A VOTE.

OWNER: _____ DATE: _____

CO-OWNER: _____ DATE: _____

THIS PROXY MUST BE RECEIVED BY SEPTEMBER 9, 2026

MAIL TO: Stillwater Villas Condominium Association
c/o Robb Dennert, President
3722 Stillwater Court, Waukesha, WI 53189
OR EMAIL: stillwatervillas.wi@gmail.com