NICOLET PARC BOARD MEETING MINUTES

Monday, April, 28, 2025, 5:30 pm, unit 64

Present: Kay Hartinger, Karen Gleason, John Fernandez, Patricia Tester
Meeting was called to order at 5:30 pm.

The Board voted to approve the Minutes from the March 24, 2025 Board Meeting.

Financial Update:

	Jan 2025	Feb 2025	March 2025
Cash			
Operating	$ 15,056.06	$ 9,379.46	$ 14,641.20
Receivables		400.00	25.00
Money Market	4,287.17	48,396.48	70,992.28
Net Cash	**$ 19,343.23**	**$ 58,175.94**	**$85,658.48**
Net CDs	**$320,364.18**	**$299,131.29**	**$290,374.63**
Fixed Assets			
Land	$ 29,475.02	$ 29,475.02	$ 29,475.02
Total Assets	**$369,182.43**	**$386,782.25**	**$405,508.13**
Change from previous month	**$ 5,716.80**	**$ 17,599.82**	**$ 18,725.88**

Objectives:

. Utilizing Term CDs to increase interest earned
. Staggering maturities to better handle unexpected expenditures
. More than $12,000 expected annualized interest income for 2025
. Based on Q1 results, the board is very pleased with our financial position

UPDATES:

. **Stop Sign Project ~**
The installation of the new Stop Signs will take place on Monday, June 2nd. We will provide details and a map showing the location of the new signs via separate email soon.

. **Fire Alarm Panel ~**
The board voted to install vibration muffling rubber matts on the corners of the remaining five FAP boxes.
The board voted to install one more test styrofoam insulating box on building 10, to see if it will reduce the high temperature alerts on the Fire Alarm System over the Summer.

. **Dormer Repairs ~**
The board voted to hire Statz Engineering to repair the four most stressed dormers located over units 40/41, 46/47, 10/11, 16/17, and budget/schedule to repair four dormers each year as needed to complete all indicated repairs, after meeting with Pete Nichols.

. **Driveway Crack Repair ~**
The board voted to hire Johnson Paving, (company that installed our road), to do the crack repair work as recommended to maintain optimal condition of our road, after walking the road with Jeff Johnson.

. **Spring Property Walk ~**
The board will do two property walks focussing on Buildings and Landscaping, in order to prioritize scheduling and budgeting of indicated maintenance to be completed in 2025. Details to follow.

. **Woodpecker Damage Control ~**
The board will hire Advanced Wildlife again to trap/kill woodpeckers damaging our buildings as soon as we receive the new USF&W Permit expected shortly. We have noted all the new woodpecker holes, which will be repaired as soon as we know there are no active nests at those locations.

MAINTENANCE:

. The board voted to repair & caulk seal the remaining leaking downspouts on buildings 7 & 9.
. The board voted to install a buried pipe attached to the downspout at the SE corner of building 6 to alleviate a flooded, mud situation caused by a broken French drain.
. The board voted to email the association separately regarding what NOT to put down a kitchen disposal.
. Woodland Landscaping completed refreshing the mulch to all beds on our entire property.
. SavaTree has begun the spraying of various species of trees on our property as per their contract.
. Milwaukee Lawn & Sprinkler will open our front beds watering system on Monday, May 5, 2025.

OWNER ISSUES:

. Noted landscaping suggestions will be considered after the landscaping property walk is completed.

Meeting adjourned at 6:50 pm. Next meeting will be Monday, June 2, 2025. Patricia Tester

NICOLET PARC BOARD MEETING MINUTES
Monday, June 30, 2025, 5:30 pm, unit 64

Present: Kay Hartinger, Karen Gleason, John Fernandez, Patricia Tester
Meeting was called to order at 5:30 pm.

The Board voted to approve the May Minutes from the June 2, 2025 Board Meeting.

Financial Update:

	March 2025	**April 2025**	**May 2025**
Cash			
Operating	$ 14,641.20	$ 13,405.60	$ 10,253.08
Receivables	25.00	750.00	750.00
Money Market	70,992.28	20,998.47	
Net Cash	**$ 85,658.48**	**$ 35,154.07**	**$ 11,003.08**
Net CDs	**$290,374.63**	**$340,838.42**	**$373,121.66**
Fixed Assets			
Land	$29,475.02	$29,475.02	$29,475.02
Total Assets	**$405,508.13**	**$405,467.51**	**$413,599.76**
Change from previous month	**$ 18,725.88**	**($ 40.62)**	**$ 8,132.25**

Remarks:
- Money Market not shown as CD purchases were pending on the last day of the month.
- The Board remains pleased with the Association's financial position through the first six months of the year.

Updates:

- **Stop Sign Project ~**

  Thanks to a great suggestion from Doug Tewes, unit 61, the Board voted to install one more Stop Sign at the top of our road, as we exit to Bender Road, to ensure safety before joining that busy traffic. We ask that all owners and their guests come to a **Full Stop at all signs,** to minimize individual and Association liability.

- **Building Property Walk ~**

  Kay and Patricia will do a building property walk with Andy Fritsche from Ogden PMD and a painter from Craft Masters to request estimates on painting trim and building walls, for future budgeting and scheduling as needed.

. Landscaping Projects completed ~

A. Blocked gutter drainage pipe for buildings 7 & 9 was camera scoped and cleared of debris.
B. Snow dump area between buildings 8 & 9 was dug deeper with small stone added for better drainage.
C. French drain behind building 6 was re-piped, and buried, with gravel filled area for diffused drainage.
D. Entrance crab trees were trimmed and overgrown arborvitae underneath were trimmed appropriately.

Note: the Board approved various other maintenance landscaping items to be completed this Summer. Details to follow as completed.

. Fire Alarm Panel ~

The Board voted to install one more insulated box on Building 7's FAP Panel this Fall to continue testing whether or not this low cost solution will solve the Low Temperature Alerts, which can affect battery life. (Boxes on Buildings 2 & 5 complete this test).

. **Driveway Crack Repairs ~**

Johnson Paving will be here **next Tuesday, July 8th** to repair the cracks in our driveway. The cracks mostly run down the center of our road. They ask that we NOT drive over the wet asphalt for the first three hours. ***Please drive carefully on either side of the asphalt patching next Tuesday. Thank you.***

. Dormer Repairs ~

As soon as this work is scheduled for 4 dormers on Buildings 2 & 4, we will advise via email. This will only require that cars be moved away from garages while work is done on exterior dormers only.

. Owner Issues ~

Several owners have asked about gutter areas that overflow during heavy rainstorms. The gutters will be thoroughly cleaned within the next few weeks. We will see if that helps resolve the problem before any other measures are taken.

New Business ~

. The Board voted to hold the November Annual Meeting at the Holiday Inn on Port Washington Road on Saturday, November 1, 2025, beginning at 9 am, so mark your calendars now! Details to follow.

. Again, on our building property walk, the board noted that there are window screens that need re-screening as they are torn or in some cases tattered. **Please note: this is a unit owner responsibility.** Please look at your window screens, and if they need repair ~ the easiest solution is to take them over to Ace Hardware on Port Washington Road, where they will replace the screen material for a nominal charge.

. If you have SMALL garbage cans and would prefer LARGE cans, please contact Patricia for a swap. We have several neighbors with one car garages who want the small cans and Waste Management can no longer supply them. Call Patricia on: 414-935-2516. Thank you!

Meeting adjourned at 6:40 pm. Next meeting will be Monday, July 28, 2025. Patricia Tester

NICOLET PARC BOARD MEETING MINUTES
Monday, June 2, 2025, 5:30 pm, unit 52

Present: Kay Hartinger, Karen Gleason, John Fernandez, Patricia Tester
Meeting was called to order at 5:35 pm.

The Board voted to approve the Minutes from the April 28, 2025 Board Meeting.

Financial Update:

	February 2025	March 2025	April 2025
Cash			
Operating	$ 9,379.46	$ 14,641.20	$ 13,405.60
Receivables	400.00	25.00	750.00
Money Market	48,396.48	70,992.28	20,998.47
Net Cash	**$ 58,175.94**	**$ 85,658.48**	**$ 35,154.07**
Net CDs	**$299,131.29**	**$290,374.63**	**$340,838.42**
Fixed Assets			
Land	$29,475.02	29,475.02	29,475.02
Total Assets	**$386,782.25**	**$405,508.13**	**$405,467.51**
Change from previous month	**$ 17,599.82**	**$ 18,725.88**	**($ 40.62)**

Remarks
. March to April total assets are flat due to payment of Quarterly Water/Sewer bill of $16,263.00
. Additional CD investments were made to stagger maturities

Updates:

. Stop Sign Project ~
Installation is complete. Please come to a full stop at each sign. We appreciate your cooperation, to end our risk and liability.

. Building Property Walk ~
Kay and Patricia did a building property walk with Andy Fritsche from Ogden PMD to request estimates on various building maintenance items. Details to follow.

. Landscaping Property Walk ~
Kay and Patricia will do a landscaping property walk with Woodland Landscaping, Wednesday, June 4. Details to follow.

. Fire Alarm Panel ~
A reflective, weather resistant shade sail has been installed over the FAP box on Building 10, to test whether it will solve the high temperature alerts from that panel. It immediately lowered the temperature and no alerts were received on Tuesday. If this continues to prove effective, the board may install this very inexpensive solution over other panels over the Summer months. (Shade sail cost: $25).

. **Dormer Repairs & Driveway Crack Repairs ~**
We are on track for these repairs to be completed, and will advise owners when these are scheduled.

. **Woodpecker Damage Repair ~**
PMD will be coming to repair all woodpecker holes. Advanced Wildlife is again monitoring all of our buildings and will install humane spring traps wherever needed in line with our US Fish & Wildlife permit.

Owner Issues ~

. **French Drain Repair, Building 6**
The replacement of a broken French drain with PVC piping to drain down our property slope at the SE corner of Building 6 was halted when our neighbor to the South objected to the drainage water flowing out onto his property. Kay agreed to halt the work, until an alternative solution for the angle of the drainage can be determined with Woodland Landscaping, who are doing the work.

. **Gutter Overflow Buildings 7, 9 & 10**
The Board voted to proceed with finding solutions to the recurring extreme overflow of gutters at Buildings 7, 9 & 10. Details to follow.

New Business ~

. The Board voted to seek further guidance from our attorneys (with one of our Free phone questions), about any new potential liability from owners over-charging lithium-ion battery chargers for E-bikes and Scooters. **Please note: No E-bike or scooter charger should be left plugged in overnight.** Details to follow.

. The Board voted to hold the November Annual Meeting at the Holiday Inn on Port Washington Road on a Saturday morning, just as in the past two years. Details to follow.

. On our building property walk, the board noted that there are window screens that need re-screening as they are torn or in some cases tattered. Please note: this is a unit owner responsibility. Please look at your window screens, and if they need repair ~ the easiest solution is to take them over to Ace Hardware on Port Washington Road, where they will replace the screen material for a nominal charge.

Meeting adjourned at 6:45 pm. Next meeting will be Monday, June 30, 2025. Patricia Tester

NICOLET PARC BOARD MEETING MINUTES

Monday, March 24, 2025, 5:30 pm, unit 91

Present: Kay Hartinger, Karen Gleason, John Fernandez, Patricia Tester
Meeting was called to order at 5:30 pm.

The Board voted to approve the Minutes from the February 10th, 2025 Board Meeting.

Financial Update:

	Dec 2024	Jan 2025	Feb 2025
Cash			
Operating	$ 9,691.32	$ 15,056.06	$ 9,379.46
Receivables			400.00
Money Market	29,264.65	4,287.17	48,396.48
Net Cash	**$ 38,955.97**	**$ 19,343.23**	**$ 58,175.94**
Net CDs	**$295,034.64**	**$320,364.18**	**$299,131.29**
Fixed Assets			
Land	$ 29,475.02	$ 29,475.02	$ 29,475.02
Total Assets	**$363,465.63**	**$369,182.43**	**$386,782.25**
Change from previous month	**$ 6,173.12**	**$ 5,716.80**	**$ 17,599.82**

Objectives:

. Money Market increased in anticipation of dormer repairs
. Utilizing Term CDs to increase interest earned
. More than $12,000 projected annualized interest income for 2025
. Staggering maturities to better be able to handle unexpected expenditures

UPDATES:

. **Stop Sign Project ~**
The installation of the new Stop Signs will take place on Monday, June 1st. We will provide details and a map showing the location of the new signs via separate email soon.

. **Fire Alarm Panel ~**
Guetzke is producing a new daily Panel Alert Report, at our request, that provides the data we need to determine whether our test insulated boxes will reduce low/high temperature alerts.

. **Dormer Assessment ~**
Tuesday, April 1st, Pete Nichols from Statz Engineering will assess all of our dormers on a property walk with Kay and Patricia, to determine the priority for those needing repair. Details to follow.

. **Driveway Crack Repair ~**
Tuesday, April 1st, Jeff Johnson from Johnson Paving, the company that installed our asphalt drive will walk the property with Kay, Karen and Patricia to determine which cracks need repairs.

. **Spring Property Walk ~**
The board will do two property walks the first week of April, focussing on Buildings and Landscaping.

. **Annual Predation Report to USF&W ~**
The board submitted the Annual Report required by US Fish & Wildlife regarding the nine woodpeckers that were trap killed in 2024, and submitted our renewal for our 2025 permit. (After several thousand dollars of damage to five buildings' wood siding, USF&W agreed we had exhausted all other means of solving this problem, and have granted our permits).

MAINTENANCE:

. **Sprinkler System Inspections ~**
The 5 Year and 1st Quarter sprinkler system inspections will be completed Wednesday, March 26, 2025. This only requires access to units 101 and 112.

. **Woodland Landscaping ~**
Spring clean up has begun, and the board will be getting several estimates for cutting down, removal, and stump grinding of the dead pine tree near the direction sign at the road to the 100s buildings.

OWNER ISSUES:

. Unit 20, there will be a new garage door installed by Geis within the next two weeks, and the patio door will be put back in its track by PMD.
. Unit 80, we have ordered vibration reducing rubber mats to install on the corners of the Fire Alarm Panel.
. Unit 66, the broken, leaking French drain to the left of the patio will be dug up and a new drain will be installed by PMD.

Meeting adjourned at 6:45 pm. Next meeting will be Monday, April 28, 2025. Patricia Tester

NICOLET PARC HOME OWNERS ASSOCIATION
2025 Annual Meeting Minutes
November 1, 2025

Present: Kay Hartinger, President/Treasurer; Karen Gleason, Vice President; Patricia Tester, Secretary; John Fernandez, Member at Large; Miranda Cannon, Ogden Property Manager

Meeting was called to order at 10:00 am. Quorum was verified by Miranda. Minutes of the 2024 Annual Meeting were approved by a majority show of hands.

Kay Hartinger introduced the board, as listed above, as well as Miranda Cannon, from Ogden, and thanked everyone for their service.

Kay reviewed current financials for 2025 and the Budget for 2026, including the rationale for the $20 per month increase to a total of $370 in Association dues as of January 1, 2026, mostly due to a 50% increase in our Association property insurance. Miranda confirmed similar increases with many other Associations.

John Fernandez reviewed Reserve Fund investments with Landing Rock Group, LLC., with a projected 2025 increase to Reserve Fund of $12,000 from accrued interest. He emphasized the upward trajectory of the Reserve Fund, which reflects an important strategic goal of the Board to be able to fund future expenses, (such as replacing roofs in 2036), without having to resort to special assessments.

Kay gave the Board of Directors Report, including a review of major maintenance projects completed in 2025, which include:

A. Twelve Dormer repairs on Buildings 1, 4, and 8. (Note: 8 Dormers were reported at the meeting ~ but 4 had been done in the Spring ~ 8 in the Fall ~ so the total for 2025 was actually 12 Dormers).
B. Installation of 10 Stop Signs.
(White lines extending from signs to the center of the road, showing where cars should stop will be added to complete this project in 2026).
C. Cracks in asphalt road were filled.
D. The entire property was freshly mulched, storm damaged trees were removed, and other landscaping projects were completed.

Kay reviewed major maintenance projects proposed for 2026, which include:

A. Dormer repairs to additional buildings in order of priority, as assessed by Statz Engineering.
B. Updated Reserve Study.
B. Painting of faded wood trim on all buildings.
C. Additional grounds maintenance.

Patricia presented a review of our Fire Alarm System, with descriptions of both systems as follows:

A. **Fire Alarm Panels, the Red Pull Boxes, Heat Sensors** ~ and the extensive electronic monitoring provided by Emergency 24, which includes a Daily Report to Ogden, Guetzke, and Board Members.§

B. **Combination Smoke/CO Intercommunicating Detectors** ~ have 10 year batteries, and devices will be due for replacing by the Association in 2032. Owners takeaway: press center button once to silence and reset in case of random beeping ~ *when there is no fire.* Contact Ogden for assistance if needed: **24-Hour Emergency Number ~ 414-276-5285.**

Patricia asked for questions ~ several owners related experiences with detectors going off randomly. Patricia stated ~ detectors can occasionally be set off by: shower steam, candle blow-out residue, air fresheners, strong cleaning chemicals, dust, and smoke from burned food.

Kay introduced two candidates running for Board positions: Karen Gleason, running for a second term; and Sue Hollingsworth, running for an open seat.

Kay called for the vote, Patricia seconded, and the vote was approved by a majority show of hands.

Kay adjourned the meeting at 11:30 am. **Patricia Tester, Secretary**

NICOLET PARC BOARD MEETING MINUTES
Wednesday, July 30, 2025, 6:00 pm, unit 91

Present: Kay Hartinger, John Fernandez, Patricia Tester
Meeting was called to order at 6:00 pm.

The Board voted to approve the June Minutes from the June 30, 2025 Board Meeting.

Financial Update:

	April 2025	**May 2025**	**June 2025**
Cash			
Operating	$ 13,405.60	$ 10,253.08	$17,510.71
Receivables	750.00	750.00	750.00
Money Market	70,992.28	20,998.47	
Cash	**$ 35,154.07**	**$ 11,003.08**	**$18,260.71**
Net CDs (Includes Money Market as of June, 2025)	**$340,838.42**	**$373,121.66**	**$385,620.27**
Fixed Assets			
Land	$29,475.00	$29,475.02	$29,475.02
Total Assets	**$405,467.51**	**$413,599.76**	**$433,356.00**
Change from previous month	**($ 40.62)**	**$ 8,132.25**	**$. 19,756.24**

Updates:

. Stop Sign Project ~

The Stop Sign at the top of our road, before exiting onto Bender Road, will be installed shortly after August 12, (after Diggers Hotline utilities are marked). **PLEASE NOTE:** We ask that all owners and their guests come to a ***Full Stop at all signs,*** to minimize individual and Association liability.

. Dormer Exterior Replacement ~

We completed replacement of 4 dormers ~ 2 each on buildings 1 & 4. Due to the extensive level of deterioration discovered, the Board voted to complete an additional 8 dormer replacements before Winter, weather permitting. We will replace the other 4 dormers ~ 2 each on buildings 1 & 4 ~ to complete those two buildings, and will replace the 4 dormers on building 8, to complete that building. This is important preventive maintenance, to avoid costly water leaks caused by Winter ice damming.

This work will be scheduled in September or October, weather permitting. We will email the schedule when it is determined. This involves exterior work only.

. Landscaping Projects completed ~

A. The two dead pine trees in the group up front on the left were removed and stumps were ground.
B. The over grown smoke tree behind building 10 was removed, and stumps ground.
C. The dead pine tree behind building 6 was removed and stump ground.

Note: the Board approved various other maintenance landscaping items to be completed this Summer, including replacement planting of flowers or bushes in areas where dead trees or bushes were removed. Details to follow as completed.

. Fire Alarm Panel Boxes ~

Dave Lange installed vibration pads on the four corners of all FAP Boxes where they had not already been installed, to help alleviate vibration noise during heating and cooling of units.

. Driveway Crack Repairs ~

Johnson Paving completed driveway crack repair on the entire road for a nominal sum, making it possible to do this important and effective annual maintenance, which extends the life of this asphalt application.

. Owner Issues ~

Various gutter drainage issues will be reassessed after gutter cleaning is completed.

New Business ~

. Gutter Cleaning ~

All gutters will be cleaned on Tuesday & Wednesday, August 5 & 6. This will entail blowing of material off of roofs, as well as scraping of sludge material out of the gutters, for a thorough cleaning.

Please move your cars away from your garage doors as needed on those days, to avoid falling debris and to provide room for workers' ladders.

Meeting adjourned at 7:40 pm. Next meeting Monday, September 8, 2025. Patricia Tester

NICOLET PARC BOARD MEETING MINUTES
Monday, September 8, 2025, 6:00 pm, unit 64

Present: Karen Gleason, John Fernandez, Patricia Tester
Meeting was called to order at 6:00 pm.

The Board voted to approve the July Minutes from the July 30, 2025 Board Meeting.

The board welcomed new Unit 24 owner, Doug Mandel, who may be interested in running for a board position. Doug was invited by board president, Kay Hartinger, to attend a meeting.

PLEASE NOTE: anyone else who may be interested in running for the board ~ please submit your letter of interest to Miranda Cannon at Ogden, (**mirandac@ogdenre.com**) no later than October 15, 2025.

Financial Update:

	May 2025	**June 2025**	**July 2025**
Cash			
Operating	$ 10,253.08	$17,510.71	$8,579.54
Receivables	750.00	750.00.	750.00
Money Market	20,998.47		
Cash	**$ 11,003.08**	**$18,260.71**	**$8,579.54**
Net CDs (Includes Money Market as of June, 2025)	**$373,121.66**	**$385,620.27**	**$397,419.86**
Fixed Assets			
Land	$29,475.02	$29,475.02	$29,475.02
Total Assets	**$413,599.76**	**$433,356.00**	**$435,474.42**
Change from previous mont	**$ 8,132.25**	**$ 19,756.24**	**$ 27,462.84**

Comments:
. several invoices for August storm damage repair have not been received as yet
. additional dormer repair work has been scheduled with anticipated 4th Quarter invoice
. 3rd Quarter utility bill will be paid in early October

Updates:

. Stop Sign Project ~
The Stop Sign at the top of our road, before exiting onto Bender Road, was installed on August 18, 2025.
PLEASE NOTE: We ask that all owners and their guests come to a ***Full Stop at all signs,*** to minimize individual and Association liability.

. Dormer Exterior Replacement ~
Statz Engineering estimates a start date of the last week of September/first week of October to begin replacement of eight more dormers ~ the remaining two on buildings 1 & 4, and the four on building 8. As previously stated, all work is done on the exterior, with no need to access unit interiors. We will advise before work begins, so owners can move their vehicles out of the way of their ladders and trucks.

. **Estimates for Repair for Storm/Water Damage ~**

Statz Engineering will also assess and provide estimates for any needed repair at units 111 and 60 where some water leakage was found after the big rain storm, so repairs can be completed to prevent any further water damage.

. **Landscaping Projects Update ~**

A. Two storm damaged downed trees were removed from the property. There is one more tree that came down from the DNR property on our west boundary at the open lot to Bender Road. This tree will be cut apart and removed by our landscaper, Woodland Landscaping, after all the leaves are down.
B. There was a nominal amount of storm damage erosion to the northern boundary road drainage bed, which will be repaired by Woodland Landscaping.
C. New grass was planted behind building 6 where a dead tree had been removed, and in front of building 9, where there was a large bald spot.
D. Woodland Landscaping will be trimming bushes away from all air conditioners monthly going forward.

. **Buildings 10 & 11 Sprinkler Inspections ~**

A. The 3rd Quarter Sprinkler Inspection was completed successfully for buildings 10 & 11.

B. The Annual Sprinkler Inspection for both buildings is tentatively scheduled for Monday 11/17/25. PLEASE NOTE, BUILDINGS 10 & 11: this will require inspection of all 344 sprinkler heads in all units, so owners will be required to provide access. Details of schedule to follow via email two weeks out.

. **Annual Fire Alarm Inspection ~**

The Annual Fire Alarm System Inspection is tentatively scheduled for Wednesday & Thursday, 10/15 & 16, starting at 8 am. All units are required to provide access as scheduled. Details of schedule to follow via email two weeks out.

. **Owner Issues ~**

PMD will assess, reprogram or replace one malfunctioning smoke detector in units 23 & 74.
PMD will assess and reattach a loose duct vent in unit 10.

. **New Business ~**

Heiden Plumbing will be here Wednesday, 9/10 starting at 10 am to evaluate all exterior water spigots to see if those that spray inordinate amounts of water at shut-off need to be repaired or replaced, in an effort to prevent expensive water leak damage costs.

Meeting adjourned at 6:48 pm. Next meeting Monday, September 29, 2025. Patricia Tester

NICOLET PARC BOARD MEETING MINUTES

Monday, February 10, 2025, 5:30 pm, unit 64

Present: Kay Hartinger, Karen Gleason, John Fernandez, Patricia Tester
Meeting was called to order at 5:30 pm. (There was no meeting in December, 2024).

Financial update:

	Nov 2024	Dec 2024	Jan 2025
CASH:			
Operating	$5,294.14	$9,691.32	$15,056.06
Receivables	$50.00		
Money market	$179,264.65	$29,264.65	$4,287.17
NET CASH:	**$184,608.79**	**$38,955.97**	**$19,343.23**
NET CDs:	**$143,208.70**	**$295,034.64**	**$320,364.18**
FIXED ASSETS:			
Land	$29,475.02	$29,475.02	$29,475.02
TOTAL ASSETS:	**$357,292.51**	**$363,465.63**	**$369,182.43**
Change from previous month		**$6,173.12**	**$5,716.80**

OBJECTIVES:

. Reduce exposure to Money Market near zero interest rate.
. Utilize Term CDs to increase interest earned.
. Project more than $12,000 in annualized interest income for 2025.
. Diversify financial institution exposure to stay within FDIC coverage limitations.
. Stagger maturities to better be able to handle unexpected expenditures.

The CTA, Corporate Transparency Act:

. Each board member was required by Federal Law to register as a part of the CTA. As stiff penalties were possible for non-compliance, we utilized our law firm to complete these secure portal registrations.

Fire Alarm Panel update:

. We are testing industrial grade styrofoam insulated boxes over the FAP boxes on buildings 2 & 5, in an effort to reduce low temperature alerts received by the monitoring company. If they work, they will be a very low cost solution to this problem.

Maintenance update ~ future plans:

. Complete the 5 Year & 1st Quarter Sprinkler Inspections which will be scheduled soon. Both inspections only entail work on the Risers in units #112, (building 10), and unit #101, (building 11).
. Develop a Spring & Fall property walk maintenance assessment list, and calendar. Items that will be assessed bi-annually include: road, cement walkways, building exteriors, roofs, dormers, outdoor water spigots, landscaping including tree & lawn management, mulch, gravel & plantings.
. Complete the required US Fish & Wildlife Annual Report as required, regarding woodpecker kill traps. We will apply for another permit for 2025, as this is the most cost effective management tool. We will again use Advanced Wildlife to manage this program.
. Contact Statz Engineering to formulate a plan to replace worst weather damaged dormers, scheduling one or two buildings per year for repair. (As building 7 was already repaired and 1 dormer on building 9).
. Assess all outdoor water spigots, (on the outside & interior), and will replace those that leak.
. Contact Johnson Paving and get an estimate for repairing all winter road cracks.

Landscaping update ~ the board:

. Will do a property walk with Woodland Landscaping, to confirm mulching of all beds, and to assess any other areas requiring attention.
. Will determine which trees need trimming back from overhanging roofs, to prevent wind and critter damage.

Owner issues:

. The roof leak over unit 35 has been repaired by SJS Roofing.
. Advanced Wildlife trapped and removed a squirrel that had invaded the ceiling of unit 11.
. A non-owner parked car was reported, Miranda ran the WI plate, owner was contacted and car removed.
. A kitchen ceiling stain in the 90s building was resolved by mutual agreement of upper and lower owners.
. A toilet was reported running in the 20s building, and the owner resolved the issue.
. WM will no longer provide the small 35 gallon cans, and they will not empty cans that are not theirs. We have an owner with two large cans who would like to swap for two small cans, so if anyone wants to swap to have larger cans, please call Patricia Tester on 414-935-2516.
. Pieper Power was contacted and has repaired the street light that was out between buildings 6 & 8.

New business:

. The #1 complaint at the Annual Meeting was speeding on our road. Near miss accidents have been reported. With this risk and liability identified, the board is obligated to act to reduce risk. After due diligence exploring options, including but not limited to talking with Glendale PD, the board has voted unanimously to install Stop Signs at the juncture of all side roads to our main road. This will not damage cars as speed bumps can, is more cost effective to install and requires little to no maintenance. More details to follow, before installation begins when the ground thaws.
. The board met with Chris Abounader, our State Farm representative, and verified that we are more than adequately insured as a six and a half acre property with 11 buildings. (Details will be sent by separate email).

Meeting adjourned at 7:00 pm. Next meeting will be Mon 3/24/25, at 5:30 pm. Patricia Tester, Secretary

NICOLET PARC BOARD MEETING MINUTES

Monday, January 26, 2026 6:00 p.m., unit 91

Present: Kay Hartinger, Karen Gleason, John Fernandez, Sue Hollingsworth
Meeting was called to order at 6:00 pm. (There was no meeting in December, 2025).

Financial Update	November 2025	December 2025
Cash		
Operating	$14,770.63	$20,666.87
Net CDs (including money market accounts)	$381,344.81	$395,030.02
Fixed Assets (land)	$29,475.02	$29,475.02
Total	**$425,590.46**	**$445,171.91**
Change from previous month		**$19,581.45**

Comments:

- **$13,645** Fourth quarter water/sewer expense pending as of December 31st
- **$6,750** Salting of driveway, sidewalks, roof raking, and refill of salt inventory pending as of December 31st. Woodland Landscaping performed 14 driveway saltings for the late November and December storms.

Fire Alarm Panel update:

- We are testing additional industrial grade Styrofoam insulated boxes over the FAP boxes on buildings 1 & 4, in an attempt to reduce low temperature alerts received by the monitoring company.
- Kay will be attending a meeting with Ogden and Guetzke to discuss these alerts.

Maintenance update ~ plans for 2026:

- Additional dormers in need of repair will be prioritized and scheduled in the spring. Owners will be contacted when the schedule is finalized.
- Asphalt cracks will be sealed again this year to help maintain the life of the driveway. Notice will be given in a timely manner when the work is scheduled.
- The Board will get estimates for painting the upper trim work on buildings. Time and the sun have significantly faded the trim.
- Superior Reserve will complete and update our reserve study.

Landscaping ~ the Board:

- The Board will do a property walk in the spring to determine any areas requiring attention.

Owner concerns: The Board has heard from several homeowners regarding ice formation on sidewalks and in front of garages. As noted above, Woodland Landscaping is very diligent in plowing and salting**. Please be advised that the Board takes sidewalk and driveway safety as a significant concern.**

To that end, please utilize the salt containers located at your front door. **The salt is there for you to use.** For those owners that have an inner sidewalk that may get little or no sun, please use the salt. If your salt bucket is empty, please notify Miranda Cannon at Ogden by email at mirandac@ogdenre.com.

Meeting adjourned at 7:00 pm. Next meeting will be Mon February 23, 2026, at 6:00 pm.

NICOLET PARC BOARD MEETING MINUTES

Monday, February 23, 2026 4:00p.m., unit #64

Present: Kay Hartinger, Karen Gleason, Sue Hollingsworth Absent: John Fernandez

Meeting was called to order at 4:00 p.m. The Board approved the January minutes.

Financial Update	**December 2025**	**January 2026**
Cash		
Operating	$20,666.87	$21,223.23
Total Reserves (CD's and money market accounts)	$395,030.02	$395,991.57
Fixed Assets (land)	$29,475.02	$29,475.02
Total	**$445,171.91**	**$446,689.82**
Change from previous month		**$1,517.91**

Comments: The financials were approved by the Board. Expenses in January included quarterly water/sewer bills and multiple salting occurrences.

Updates:

Preferred Vendor List: The preferred vendor list for the Association was updated and reviewed by the Board.

Water Leak Building #1: Our buildings continue to surprise us. In January, a water leak occurred from a washing machine due to a clogged common discharge pipe between two units. If your washing machine drains into anything other than the utility sink, please notify Sue Hollingsworth (hollingsworthsue@gmail.com). The Board voted to reimburse the owner due to the plugged common drain pipe.

Water shut-off guide: The guide has been updated with some contact information changes. **It's important to remember that there is only one water main shut-off per building.** A copy of the guide is attached. In the event of a water leak when time is of the essence, this information is very important. **Please note your building's water shut-off unit and contact info.**

Fire Alarm Panel: The Board is researching new vendors for the 24 hour monitoring of the Fire Alarm Panel alerts. The Board is not pleased with the current vendor. The Board voted to proceed with obtaining proposals from several vendors recommended by Ogden. Please note

the panels are fully functional and remain in direct communication with the North Shore Fire Department.

Maintenance:

- Dormers in need of repair will be prioritized with work beginning in the Spring or Summer. Those building owners will be notified when definitive dates have been established. The target number for completion is 4-8 dormers in 2026.
- The Board will pursue proposals for building trim to be painted. Some areas are in greater need than others. Again, time and sun have significantly faded the trim in some areas.
- The Board is in the beginning process of initiating an updated Reserve Study from Superior Reserve.
- In April, the Board will complete the annual walk-about to inspect the general appearance of our complex. We will be inspecting items for general maintenance as well as landscaping needs that may have occurred over the winter months.

Owner issues:

- An abandoned car in the property has been reported to the Glendale police and will be towed in the near future.
- Exterior crack near a window noted by a unit owner (building 11) and will be repaired in the spring.

Meeting adjourned at 5:30 p.m. The next meeting will occur on Monday, March 23, 2026, at 6:00p.m. Submitted by Sue Hollingsworth

NICOLET PARC BOARD MEETING MINUTES

Monday, June 29, 2026 6:00p.m., unit #47

Present: Kay Hartinger, John Fernandez, Karen Gleason, Sue Hollingsworth

Meeting was called to order at 6:00 p.m. The Board approved the June 19th minutes.

Financial Update	**April, 2026**	**May, 2026**
Cash		
Operating	$17,228.83	$18,730.43
Total Reserves (CD's and money market accounts)	$448,490.75	$442,218.39
Fixed Assets (land)	$29,475.02	$29,475.02
Total	**$495,194.60**	**$490,423.76**
Change from previous month		**($4,770.76)**

Comments: The financials were approved by the Board. Several CDs matured and will be reinvested in a laddered strategy.

Updates:

Dormer work

Work on the dormers on building 2 is almost complete. The weather was unbearable, but the crew is almost finished. Statz Engineering is once again doing a fabulous job.

Upper trim painting (weather dependent)

Our contracted trim painters are working on our buildings. They will continue until finished.

Sump Pump work pending

Heiden will address the sump pumps in buildings 10 and 11. They will contact owners in those buildings for access in order to assess the working order of the sump pumps.

Landscaping

Trees will be trimmed this summer to prevent damage to the roofs and siding.

New Business:

Fire Alarm Panels

As the HVAC units on the panels are now 4-5 years old, the units need a thorough and complete cleaning and tune-up for the summer and in the fall. This work will maximize the efficiency of the heating and cooling systems. The Board is very pleased with the work of our

new monitoring company, Lee Mechanicals. A proposal by Lee to complete this work was approved.

After this year, we will move to an annual preventive maintenance schedule for the HVAC. Therefore, you may see work being done on the panel boxes.

Roof Issues
While addressing the dormers in building #2, it was uncovered that a small part of that roof is in need of repair. The Board approved our roofing experts to come and look at the area.

Meeting adjourned at 7:00 p.m. The next meeting will occur on Monday, July 27th 2026 at 6:00 p.m. Submitted by Sue Hollingsworth

NICOLET PARC BOARD MEETING MINUTES
Monday, July 27, 2026 2:15 p.m., unit #91

Present: Kay Hartinger, John Fernandez, Karen Gleason, Sue Hollingsworth

Meeting was called to order at 2:15 p.m. The Board approved the June 29th minutes.

Financial Update	**May, 2026**	**June, 2026**
Cash		
Operating	$18,730.43	$16,657.11
Total Reserves (CD's and money market accounts)	$442,218.39	$451,499.99
Fixed Assets (land)	$29,475.02	$29,475.02
Total	**$490,423.76**	**$497,632.12**
Change from previous month		**$7,208.28**

Comments: The June financials were approved by the Board. At the half-year mark, the Association is staying within its operating budget.

Updates:
Trim painting
The painters are aware of the areas of the buildings that still need painting. They will complete the work as the weather cooperates (weather dependent).

Fire Alarm Panel (FAP) HVAC work
Lee mechanicals has been on-site and provided the necessary maintenance service for our FAP HVAC units. The FAP system includes 17 separate HVAC units.

New Business:

Roof Issues
Significant gutter damage has occurred above unit 25, presumably caused by a delivery truck. Since there are no eye witnesses, the repairs will be completed at the Association's expense.

Landscaping inner units

A note about flower beds:
At Nicolet Parc, owners are able to garden on either side of the walks leading to the front

doors, as well as the end cap areas before you enter the front walkways. As a result, we have some flower beds that are beautifully cared for by owners, while some areas planted by previous owners and now no longer gardened, are a hodge hodge of perennial plants, flowers and weeds.
This creates confusion for the landscapers, who don't know which to clear and which to leave alone. The Board will be making a visual assessment of these flower beds before the end of summer, with the plan to give clear directions to the landscapers as to which beds are to be cleared and cleaned and which are hands off. This will be part of next year's landscaping budget, if feasible.

Annual Meeting
The annual meeting will be held on November 7th at 10:00. Please hold the date. Location to be announced soon.

Meeting adjourned at 3:30 p.m. The next meeting will occur on Monday, August 31st, 2026 at 6:00 p.m. Submitted by Sue Hollingsworth

NICOLET PARC BOARD MEETING MINUTES
Wednesday, Sept. 16, 2026 6:00 p.m., unit #91

Present: Kay Hartinger, John Fernandez, Karen Gleason, Sue Hollingsworth
Additional guest: Grant Myse, unit 79 (interest in joining the Board)

Meeting was called to order at 6:00 p.m.

Financial Update	**July, 2026**	**August, 2026**
Cash		
Operating	$9,789.83	$14,718.72
Total Reserves (CD's and money market accounts)	$444,012.78	$391,238.03
Fixed Assets (land)	$29,475.02	$29,475.02
Total	**$483,277.63**	**$435,431.77**
Change from previous month		**($47,845.68)**

Comments: The August financials were approved by the Board. August expenses included 4 dormer restorations, final trim painting invoice, FAP HVAC maintenance and system updates, installation of 17 FAP radio dialers. The Association remains within budget projections and on target for the end of the year budget.

Updates:

Fire Alarm Panel (FAP) work
Lee Mechanicals has completed the work on our FAP HVAC system and thermostats. New radio dialers have been installed and tested with the Fire Marshall. The Board is happy to report that this work has been successful. Nuisance temperature and ground fault alerts have been eliminated.

The only additional item to be completed is the selective tinting on some of the panels to help with reflective issues at a nominal cost. The FAPs will now require only routine maintenance.

New Business:

Tree Trimming
Woodland Landscaping provided an estimate for tree trimming which was approved. This work will occur in mid September or early October and includes all trees hanging over the roofs, dormers, and parking lots. When the Board receives a firm date, homeowners will be notified.

Annual Fire Alarm testing and sprinkler inspection
Annual **MANDATED** fire alarm testing and sprinkler head inspections will be scheduled in mid October or early November. **Access is needed to ALL UNITs with no exceptions.** When the Board receives a firm date, homeowners will be notified.

Kay Hartinger, Karen Gleason, Sue Hollingsworth and Sue Wilfert (volunteer) will coordinate the schedule and contact all 88 owners in the near future. Please respond promptly to any emails or phone calls. All owners must be home or provide access (garage code only, the Board will not accept keys). Given the size of our complex, your volunteer Board really appreciates your cooperation.

Annual Meeting
Our annual meeting will occur **Saturday, November 7th, at the new North Shore Library.** We will begin promptly at **10:30 am.** Please mark your calendar. **We need you to attend in order to meet the mandated quorum.** The Board will be sending out packets which will include a proxy statement for those who will not be able to attend.

Friendly Reminders
As the weather begins to get colder, please remember to keep your garage doors closed if you are not present in the garage. Mice and other rodents will seek out warm shelter for the winter months. Remember, if one unit has welcomed “guests” the whole building may be affected.

Miranda Cannon at Ogden should be contacted for ALL questions and concerns. Please email Miranda directly at Mirandac@ogdenre.com or use the Vantaca Owners Portal. If you do not have access to Vantaca, please contact Miranda. The Board of Directors has a supervisory function while our property management company manages maintenance requests, questions, concerns, and operations.

Meeting adjourned at 7:00 p.m. The next meeting will occur Monday, October 12th, 2026 at 6:00 p.m. Submitted by Sue Hollingsworth

NICOLET PARC BOARD MEETING MINUTES

Monday, March 30, 2026 6:00p.m., unit #64

Present: Kay Hartinger, John Fernandez, Karen Gleason, Sue Hollingsworth

Meeting was called to order at 6:00 p.m. The Board approved the February minutes.

Financial Update	**January 2026**	**February 2026**
Cash		
Operating	$21,223.23	$24,782.19
Total Reserves (CD's and money market accounts)	$395,991.57	$407,521.767
Fixed Assets (land)	$29,475.02	$29,475.02
Total	**$446,689.82**	**$461,778.97**
Change from previous month		**$15,089.15**

Comments: The financials were approved by the Board. First quarter water/sewer bill is pending.

Updates:

Water Leak Building #1: The Board was informed that three owners have washing machine hoses that drain into the wall instead of draining into the utility sink. Owners will be contacted in April to schedule inspection of the in-wall drains.

Fire Alarm Panel, 24-hour system monitoring: Due to lagging customer service from our current vendor, the Board and Miranda researched new vendors. The Board voted to approve Lee Mechanicals for this work. Ogden is working with Lee Mechanicals and has experienced excellent customer service from them. Lee Mechanicals also provides technical support, an assigned contact person, a mobile app with report generation functions, and in-person training for the Board and Miranda.

Please note, this work is limited to the monitoring of our system. The overall panel, system, and physical components remain fully functional and in compliance with all Fire Codes.

Maintenance:

- Johnson & Sons was contacted for an annual update on the maintenance of our paved streets. Crack fill and sinking in specific areas were discussed. The Board approved

addressing the crack fill process. The sinking in specific areas was tabled for further investigation. Owners will be notified when the work has been scheduled.
- The Board has begun the process of initiating an updated Reserve Study from Superior Reserve.
- In April, the Board will complete the annual walk-about to inspect the general appearance of our complex. We will be inspecting items for general maintenance as well as landscaping needs that may have occurred over the winter months.
- In light of the recent wind storm, some of our trees were damaged. The Board is working to completely address any other issues that were caused by this event. One example is some damage to a lamp post.

Owner issues or concerns:

- Two upper units reported leaking shortly after the wind storm in March. SJS Roofing will be contacted to further investigate these issues.
- Waste Management - Over the last few months there have been several incidents of trash and/or recycling bins not being emptied by Waste Management. Ogden is working with Waste Management to rectify this, and as such, we are tracking these occurrences. If this occurs again, please report it to Miranda (mirandac@ogdenre.com or via Vantaca Owner Portal). If possible, snap a few pictures. The pictures will help with the documentation process.
- A recent email reminded owners what not to dispose of down our drains. Please be mindful of what you are putting down the drains. Even if an item states that it is flushable, IT IS NOT. When in doubt, place the item in the garbage. We all utilize the drains and clogs are expensive, so please respect your fellow owners. Thank You!

Meeting adjourned at 7:000 p.m. The next meeting will occur on Monday, April 27, 2026, at 6:00p.m. Submitted by Sue Hollingsworth

NICOLET PARC BOARD MEETING MINUTES
Monday, April 27, 2026 6:00p.m., unit #91

Present: Kay Hartinger, John Fernandez, Karen Gleason, Sue Hollingsworth

Meeting was called to order at 6:00 p.m. The Board approved the March minutes.

Financial Update	**February 2026**	**March 2026**
Cash		
Operating	$24,782.19	$29,217.37
Total Reserves (CD's and money market accounts)	$407,521.76	$416,989.85
Fixed Assets (land)	$29,475.02	$29,475.02
Total	**$461,778.97**	**$475,682.24**
Change from previous month		**$13,903.27**

Comments: The financials were approved by the Board.

Updates:

Vendor change for monitoring of the Fire Alarm Panels
The Board previously voted to change monitoring companies. To complete this work, the radio dialers will be swapped out the week of May 18th. Please be cognizant that there will be workers around the buildings during that week. This is exterior work only and does not require access to units.

Please note, this work is limited to the monitoring of our system. The overall panel, system, and physical components remain fully functional and in compliance with all Fire Codes.

Water Issue
A basement leak occurred in building 10 during the recent major rain event. The leak will be addressed and the sump pump will be inspected. The cost of this repair is nominal and does not require any excavation. Additional sump pumps in building 10 and 11 will also be inspected. Owners will be contacted to coordinate entry into the basements that contain the sump pumps.

Trim Painting
The Board will obtain two or three estimates for painting the trim of the buildings.

Spring Property Walk
Two Board members will walk the property on Thursday, April 30th in order to ascertain needed repairs.

New Fannie Mae and Freddie Mac government mortgage requirements for condo associations
The Federal Government has issued new rules affecting condo financing, reserve funds, insurance, and project eligibility. Some of the new rules take effect in May, 2026 and some take effect January, 2027. The Board was alerted to these changes from Ogden. Please be aware that our Association meets or exceeds the new requirements.

Meeting adjourned at 7:00 p.m. The next meeting will occur on Monday, June 6, 2026, at 6:00p.m. Submitted by Sue Hollingsworth

NICOLET PARC BOARD MEETING MINUTES

Monday, June 15, 2026 6:00p.m., unit #91

Present: Kay Hartinger, John Fernandez, Karen Gleason, Sue Hollingsworth

Meeting was called to order at 6:00 p.m. The Board approved the April minutes.

Financial Update	**April, 2026**	**May, 2026**
Cash		
Operating	$17,228.83	$18,730.43
Total Reserves (CD's and money market accounts)	$448,490.75	$442,218.39
Fixed Assets (land)	$29,475.02	$29,475.02
Total	**$495,194.60**	**$490,423.76**
Change from previous month		**($4,770.76)**

Comments: The financials were approved by the Board.

Financial update

Invoices (some paid, some pending or expected) include the work on the fire alarm panel radio dialers, dormer repair, driveway crack sealing, and trim painting.

Updates

June meeting with the Fire Marshall occurred.100% of our updated radio dialers were tested and passed inspection. The Board received training from Lee Mechanicals on the application based monitoring and reporting system.

Shared sump pump maintenance. Buildings 10 and 11 are the only buildings that contain basements with sump pumps. The basement work and sump pump work in unit 111 was completed. The Board approved Heiden to bid for new sump pumps in 10 and 11. Owners will be notified by Heiden to set up an appointment to inspect sump pumps. Please note that not all owners in 10 and 11 have sump pumps.

Two proposals for upper trim painting were acquired. The Board approved the hiring of Service Pro to paint the upper trim.

Updated Condominium Association regulations from the Federal Government (Fannie and Freddie mortgages specifically) were reviewed. Our reserve funding, reserve position, and

recent reserve study indicate that Nicolet Parc Homeowners Association is in compliance with these new regulations.

Owner concerns:Water spraying from exterior spigots when turned on and off.
It has recently come to the attention of the Board that collapsible hoses are problematic for some of the exterior water spigots. A separate email with pictures and a more detailed explanation will be sent in the near future.

Please note: Miranda Cannon at Ogden should be contacted for ALL questions and concerns. Please email Miranda directly at Mirandac@ogdenre.com or use the Vantaca Owners Portal. We are a large association with 88 households. The Board of Directors has a supervisory function while our property management company manages maintenance requests, questions, and operations.

Meeting adjourned at 7:00 p.m. The next meeting will occur on Monday, June 29, 2026 at 6:00 p.m. Submitted by Sue Hollingsworth

NICOLET PARC BOARD MEETING MINUTES
Monday, August 17, 2026 6:00 p.m., unit #47

Present: Kay Hartinger, John Fernandez, Karen Gleason, Sue Hollingsworth
Additional guest: Grant Myse, unit 79 (possible interest in joining the Board)

Meeting was called to order at 6:00 p.m. The Board approved the July 17th minutes.

Financial Update	**May, 2026**	**June, 2026**
Cash		
Operating	$16,657.11	$9,789.83
Total Reserves (CD's and money market accounts)	$451,499.9	$444,012.78
Fixed Assets (land)	$29,475.02	$29,475.02
Total	**$497,632.12**	**$483,277.63**
Change from previous month		**($14,354.49)**

Comments: The June financials were approved by the Board. June invoices included second payment for the reserve study, roof repairs, quarterly water and sewer, and Fire Alarm Panel maintenance.

Updates:
Trim painting
The painters are aware of the areas of the buildings that still need painting as contracted. They will complete the work as the weather cooperates (weather dependent).

Please note that the scope of the trim painting included **selective second story trim and limited lower level trim painting of garage frames.** PMD will complete additional lower level garage trim next year. The painting plan is a multi-year project as the Board is spreading out the costs over several years as we strive to stay within budget.

Fire Alarm Panel (FAP) work
Lee Mechanicals has identified the cause of the ground faults and high/low temp alerts and will proceed with the replacement of thermostats. This work is mandated by the Fire Marshall. After this work is completed, the FAPs will have routine maintenance.

New Business:

Roof Issues
A roof leak has occurred in unit 45. SJS Roofing will be on site as soon as possible. Additional roof and gutter work is needed at unit 22/23.

The Board is considering a roof inspection for the entire complex in the fall.

Tree Trimming
Woodland Landscaping provided an estimate for tree trimming which was approved. This work will occur in mid September and includes all trees hanging over the roofs and dormers.

Annual Meeting
The annual meeting will be held on **November 7th at 10:30.** The location will be at the new **North Shore Library in the community room.** A map and instructions on how to get there will be provided closer to the meeting date. *Please note the new time.* **The library does not open until 10:00 so our meeting will begin promptly at 10:30.**

Meeting adjourned at 7:10 p.m. The next meeting will occur Wednesday September 16th, 2026 at 6:00 p.m. Submitted by Sue Hollingsworth