WOOD-HAVEN BRIDGES CONDOMINIUM

ANNUAL MEETING MINUTES

July 12th, 2025

CALL TO ORDER:

Kayla Schlei called to order the annual meeting of Wood-Haven Bridges Condominiums at 10:06 a.m. on July 12th, 2025.

ROLL CALL:

Present: Scot Bierman, Judy Hinze, Kayla Schlei, Jason Hill (Sentry Management)
Excused Absence: Rachel Zumstein

ESTABLISHING A QUORUM:

A Quorum was not established at the meeting; BOD will collect additional proxy votes.

APPROVAL OF MINUTES FROM LAST MEETING:

Minutes from the 2024 annual meeting were read and approved by all members.

APPROVAL OF FINANCIAL REPORT:

Financials as of June 30, 2025, were read by Kayla Schlei and approved by all members.

Enterprise Checking (Operating Account)	$42,792.99
Smartstreet Checking (Old Operating Account)	$1,827.28
Smartstreet Checking (Reserve Account)	$221,750.06
Associated Bank (Laundry Reserve)	$31,076.42
TOTAL CASH BALANCE	$297,446.75

STATUS REPORT OF MATTERS AFFECTING THE ASSOCIATION:

- Siding & Roof SA project – complete! (Pending painting on building 4)
- Garage work Building 1 (8540, 8550, 8560) approved, to be scheduled
    - Vendor believes it will be early August
    - This work is to fix bricks on the back side of the single garage area (where trash cans are).
    - While the work is being complete it will be dusty, building 1 residents will be notified to move vehicles.
- Chimney work Building 4 (8500, 8510, 8520, 8530) & Building 2 (8545, 8555, 8565) approved, will be scheduled same time as garage work, received a 12% discount for having Holton Brothers do both jobs with same trip.
    - This work is to fix any missing or deteriorating bricks on chimneys
    - These are the two worst buildings, the other two buildings are planned for next year.
- Gutters building 2 (8545, 8555, 8565), working with Standard for a solution.
    - Standard has been out several times to clean out the overflowing gutters, this building has gutter guards that clearly aren't working. Waiting for a quote for a different system.

- New Mulch behind pool – complete
    - It was decided to put a mulch bed behind the pool; grass was not an option due to a pipe from the pool. We may eventually plant in this bed after a new pool fence is installed.
- Another New Maintenance Person: Keith, you may see him walking around, please say hi, but please continue to send in your concerns to Homeowners Services

ELECTION OF OFFICERS:
There were three open positions on the board this year, we had three volunteers for those open positions. After the BOD collected the needed proxy votes to establish a quorum new officer positions accepted and each unanimously granted. Positions as follows:
President: Kayla Schlei
Vice President: Scott Bierman
Treasurer: Rachel Zumstein
Secretary: Amy Stehr
Member at Large: Brian Campbell

RULES AND REGULATION REMINDERS:
- Balconies & Patios: Drilling into the buildings is prohibited, this includes the brick, new siding, and new soffits.
- Grills: Per the City of Greenfield ordinance, only the use of electric grills is allowed.
- Pool: Please refresh yourself on the pool rules on pages 11-13 of the rules and regulations.
    - No glass
    - Homeowners must be with guests, which are limited to 6
- Parking: There is NO PARKING in the top / upper-level spots overnight during the week (Sunday night, pending Monday holiday, through Friday morning). Parking on the top level is limited to 8 hours maximum daily, unless you are parked with a handicap placard or license plate. ADA laws will then apply.

Failure to abide by the Rules and Regulations will result in fines.
All Wood-Haven Bridges Rules and Regulations, including the 2021 addendum, are available online in the CommunityPro Portal for homeowner reference. If you require a printed copy, please call homeowner services for help at (414)540-0004.

ADJOURNMENT:
Meeting was adjourned after the remaining proxies were collected on July 17th.

Next board meeting: TBD

Minutes Submitted by: Kayla Schlei, to be approved at 2026 annual meeting.