Woodhaven Bridges, Inc

November 5, 2025, Meeting, 5:30pm

CALL TO ORDER:

Kayla Schlei called to order the regular meeting of the Board of Directors at Woodhaven Bridges Condominiums at 5:32pm on November 5th, 2025.

ROLL CALL:

Present: Brian Campbell, Kayla Schlei, Amy Stehr, Rachel Zumstein, Vic Schluga
Hannah Borgra (Sentry Management)

APPROVAL OF MINUTES FROM LAST MEETING:

Minutes from the September 2025 meeting were read and approved by all members.

APPROVAL OF FINANCIAL REPORT:

September 2025 Financials were read by Rachel Zumstein and approved by all members.

Enterprise Checking (Operating Account)	$72,050.66
Smartstreet Checking (Old Operating Account)	$3,415.16
Smartstreet Checking (Reserve Account)	$202,246.03
Associated Bank (Laundry Reserve)	$34,295.09
TOTAL CASH BALANCE	$312,047.93

HOMEOWNERS CONCERNS:

No concerns were raised.

CURRENT BUSINESS:

- Fall bush trimming and gutter cleaning
    - Bush trimming will happen after first frost
    - Gutters will be cleaned after most of the leaves fall
- 2026 Pool Contract – read and approved by Board
- Quotes for fire retardants in garages are still being looked at. One quote $112K for all 4 – looking at phasing the project to avoid one large expense
- WE Energies – we received a credit for incorrect billing
- Standard is coming out to address the siding situation that caused the issue with the bees getting into 8565 back hallway
- Checking outside lighting – bulb out
- Amy will update the Board member posting in the laundry areas

OLD BUSINESS:

- Boilers are all serviced and ready for winter.
- Sentry contract is being finalized for the new year.
- Intercoms – Multiple notices have been sent out to gather multiple intercoms that need repairs with no requests sent in by homeowners. If you are having issues with your intercom, please reach out to homeowners services. We believe it is better to gather a group to repair with one service trip, so until we have a big group, we will table the issue. Our understanding is the issue is not buzzing units or unlocking security doors from units, meaning the security part of the intercom system is working.
- Building 4 painting is complete.
- Final phase of garage work for Building 4 (8500,8510,8520,8530) we are getting updated bids.
- Chimney repairs – getting updated bids for 2026.

COMMENTS & ANNOUCEMENTS:

Special meeting held and Vic Schluga was elected to finish Scott Bierman's term which ends in July 2027.

RULES & REGULATIONS REMINDERS

- Per the Condo Rules and Regulations, please keep accessible AC units covered during the months of November – March.
- PARKING REMINDER: As we get closer to snow fall, we want to remind owners that parking in the top lots over night is prohibited during the week. This is especially important for winter as it gives Bluemel's a chance to clear the top lots early, so owners can move to the cleared spots so they can come back and clear out the lower lots. **If you need an additional lower level spot please reach out to Sentry Management.**

ADJORNMENT:

Brian Campbell motioned to adjourn at 6:19pm