Woodhaven Bridges, Inc

September 13, 2025, Meeting, 10am

CALL TO ORDER:

Kayla Schlei called to order the regular meeting of the Board of Directors at Woodhaven Bridges Condominiums at 10:04am on September 13th, 2025.

ROLL CALL:

Present: Brian Campbell, Kayla Schlei, Amy Stehr, Rachel Zumstein
Excused: Jason Hill (Sentry Management)

APPROVAL OF MINUTES FROM LAST MEETING:

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

APPROVAL OF FINANCIAL REPORT:

Financials as of July 31, 2025 were read by Rachel Zumstein and approved by all members.

Enterprise Checking (Operating Account)	$50,300.00
Smartstreet Checking (Old Operating Account)	$7,050.00
Smartstreet Checking (Reserve Account)	$230,772.50
Associated Bank (Laundry Reserve)	$32,105.83
TOTAL CASH BALANCE	$320,228.33

HOMEOWNERS CONCERNS:

- New mats in the common entryway – will assess this in Spring 2026
- Concerns with the main security doors being propped open
    - ALL buildings/bridges need to make sure ALL common entryways should not be left open for extended periods of time unless you are moving.

CURRENT BUSINESS:

- Fire inspection completed. Keith will handle some small fixes and painting.
    - Looking at vendors to repair the fire retardant on the garage ceilings. This will either be fixed or replaced with updated material.
    - Per the Fire Chief, doors for the laundry rooms should not be left propped open, these are fire rated doors.
- Pool Closing beginning 9/15/2025
    - Contract for 2026 season received and reviewing, tentatively approved
- Landscaping
    - Fall walk through to be scheduled with Bluemels

    - Fall bush trimming will happen after first frost.
    - Will ask them to address some of the patchy grass areas
- Winter Preparations
    - Boilers are on
    - Keith will remove hoses in early October
    - Mike will be coming out to show Keith other winter prep, including holiday light placement.

OLD BUSINESS:

- Intercom Proposals – Lisbon Creek
    - There were no additional concerns brought up regarding the intercom systems. If you are having issues with your intercom please contact Sentry Managment
- Building 4 painting (8500, 8510, 8520, 8530), scheduled for 1st or 2nd week of October
    - This is the last step of the siding project, they will be painting the entrances and any areas where there may still be red paint showing such as the AC boxes.
    - If you have an AC cover please leave it out near your AC unit, they will paint the covers.
- Chimney Repairs
    - Chimney work completed on Building 4 (8500, 8510, 8520, 8530)
    - All other buildings will be completed in the next year or two.
- Garage Work Completed for building 1 (8540,8550, 8560)

COMMENTS & ANNOUCEMENTS:

- Board Seat Open due to member moving. If you or anyone you know is interested, please contact Sentry by the first week in October. We will hold a special meeting to appoint new member in October.

RULES & REGULATIONS REMINDERS

- Parking reminder – There is NO PARKING in the top / upper-level spots overnight during the week. This is extremely important once the winter season comes so the plows can clear our lots efficiently.
    - If a second parking spot is needed, please contact Sentry Management.

ADJORNMENT: Rachel Zumstein motioned to adjourn at 10:55am