Woodhaven Bridges, Inc

February 23, 2026, Meeting, 5:30pm

CALL TO ORDER:

Kayla Schlei called to order the regular meeting of the Board of Directors at Woodhaven Bridges Condominiums at 5:28pm, on February 23rd, 2026.

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 November 5, 2025, meeting were read and approved by all members.

APPROVAL OF FINANCIAL REPORT:

January 2026 Financials were read by Rachel Zumstein and approved by all members.

Enterprise Checking (Operating Account)	$111,965.57
Smartstreet Checking (Operating Account)	$3,456.15
Smartstreet Checking (Reserve Account)	$220,859.34
Associated Bank (Laundry Reserve)	$37,712.82
TOTAL CASH BALANCE	$373,993.88

HOMEOWNERS CONCERNS:

Catch basins/Manholes in concrete at 8545-8565 shifting due to winter weather. We are keeping an eye on all and will review in spring if repairs are needed.

CURRENT BUSINESS:

- Dryer vents in laundry area of all bridges were all cleaned by Ketih.
- 8545 is missing facia, found in the grass when snow melted. Will contact Standard to repair. Standard coming 3/5/26 to repair, weather permitting.
- 8540 Air vent on side of building is wide open. Contact Standard to repair. Repair done day following meeting on 2/24/26.
- Will reach out to Poolblu and inquire on when they will open the pool this year - hoping for Memorial Day.
- This winter's snow removal hasn't been as effective or efficient as in years past.
    - Contract with Bluemel's ends next winter. Will start looking at quotes for other lawn care and snow removal services.

- Budgeting for 2026-2027 season will begin soon.

OLD BUSINESS:

- Sentry Contract needed final review and finalized.
- Garage repairs are all done except 8500-8530 (Building 4) on agenda for 2026
- One chimney to be repaired this spring 8545-8565 (Building 2)
- Will provide Holton with an proposed not to exceed of $10k for masonry repairs on buildings and bridges.
    - Due to the extreme temperature changes this winter we have seen a lot of new cracks, nothing that is structurally dangerous, but we want to repair as much as we can to avoid larger issue.
- Narrowing down quotes for Fireproofing I-beams in the car ports of all 4 buildings. Current quotes cover only 2-hour rates, we believe we may need a 3-hour rating to be up to code. Sentry is working on this.

COMMENTS & ANNOUCEMENTS:

- Annual contact forms that include parking and vehicle information will be coming out again this spring.
- REMINDERS
    - As tempting and well intentioned as feeding the birds and the bunnies, please refrain from doing this. Bird Feeders are also not allowed to be placed outside your units. These things attract rodents along with the bunnies, birds, squirrels, etc. They also cause more than the normal amount of animal feces to have to walk around.
    - Please remember to break down your cardboard in the recycling and close the garbage cans after placing your refuse in.

ADJORNMENT:

Kayla motioned to adjourn at 6:26pm