WOOD-HAVEN BRIDGES CONDOMINIUM

ANNUAL MEETING MINUTES

July 18th, 2026

CALL TO ORDER:

Kayla Schlei called to order the annual meeting of Wood-Haven Bridges Condominiums at 10:02a.m. on July 18th, 2026.

ROLL CALL:

Present, Kayla Schlei, Amy Stehr, Rachel Zumstein, Brian Campbel, Hannah Borga (Sentry Management)
Excused Absence: Victor Schluga

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 2025 annual meeting were approved.

APPROVAL OF FINANCIAL REPORT:

Financials as of June 30, 2025, were read by Rachel Zumstein and approved by Amy Stehr.

Enterprise Checking (Operating Account)	$116,474.98
Smartstreet Checking (Old Operating Account)	$5,031.55
Smartstreet Checking (Reserve Account)	$239,910.69
Associated Bank (Laundry Reserve)	$44,636.40
TOTAL CASH BALANCE	$406,053.62

STATUS REPORT OF MATTERS AFFECTING THE ASSOCIATION:

- Garage work completed on all buildings
- Chimney work completed on building 2 (8545,8555,8565) and building 4 (8500,8510,8520,8530). Plan to complete building 1&3 in the coming years.
- I-Beam fire protection in the garages. This is a necessary repair and quotes being reviewed then scheduling will start in parts as this is a costly expense. The cost is averaging $20k per building.
- Issues with Waste Management not putting garbage cans back. Working with Waste Management administrators to get this addressed. New drivers are not aware of the special contract with Wood Haven Bridges.
- Bluemel's
    - Bluemel's contract runs through winter 2026. Are looking at getting quotes from other service providers for the lawn as well as the winter plowing.
    - Looking at quotes for some rejuvenation trimming on larger bushes.
- New cleaning person hired. She is a referral from Keith and so far, she is doing a great job. Please be patient as she gets used to our buildings.

- Issue with sewage back-ups:
    - Please **do not flush ANY wipes in the toilet**, even if they say "flushable". This was the cause of the most recent backups in building 1 (8540,8550,8560).
    - Looking at getting quotes to water jet pipes once a year in each building to prevent future backups.
    - *Our plumbing is older, so please be mindful of what goes down the drains. Avoid pouring grease, food scraps, or other inappropriate items down sinks, and only flush toilet paper.*
- Some concerns regarding the garbage receptacles. Please note that we need everyone's help in keeping our community nice. All trash should be in plastic bags; all recycling should be broken down as much as possible. Please help your neighbor if you can.

ELECTION OF OFFICERS:
Positions as follows:
President: Kayla Schlei – Re-elected for 2 years term ending 7/2028
Vice President: Victor Schluga
Treasurer: Rachel Zumstein Re-elected for 2 years term ending 7/2028
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.
- 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 August 24,2026.

Next board meeting: TBD

Minutes Submitted by: Amy Stehr, to be approved at 2027 annual meeting.