Dakota Hill Condominium Association
Approved Minutes of The Annual Homeowners Association Meeting
July 8, 2026 at 6:00 p.m.

Call to Order:
Sue Anderson called the meeting to order at 6 p.m. at the Waukesha County Airport Terminal, 2525 Aviation Drive, Waukesha, WI 53188.

Roll Call:
Present were board members: Sue Anderson (President), Ron Beck (Treasurer), Betty Bullock (Secretary), Mary Reitz (Member at Large), and Emily Foy, Elite Properties representative.

Homeowners Present: 19
Owners who live on Lindsay Way: 1600, 1601, 1602, 1603, 1607, 1608, 1611, 1612, 1613, 1616, 1617,
Owners who live on Mount Vernon Drive: 2100, 2108, 2112, 2114, 2032
Owners who live on Wolf Road: 2031, 2033
Owners who live on Allen Lane: 2101

Homeowners Proxies received: 5
Owners who live on Lindsay Way: 1604, 1605, 1606, 1618
Owners who live on Mount Vernon Dr: 2034

Homeowners Not Present- (Proxies not received): 8
Owners who live on Lindsay Way: 1610,1614, 1615,
Owners who live on Mount Vernon Dr: 2102, 2104, 2106, 2110
Owners who live on Allen Lane: 2103

Approval of 2025 Annual Meeting Minutes:
Homeowners present were asked to approve the minutes of the last annual meeting held on July 24, 2025. Elaine Wisch made a motion to approve the minutes and Karen seconded.
All approved.

Financial Review 2025:
Balances as of December 31, 2025: (Report mailed to homeowners prior to meeting)

- The Operating balance: $29,358.63
- The Capital Reserve balance is $ 99,145.63

Total Assets: $128,504.26

Financial Report:
Balances as of May 31, 2026: (Report given to the Board prior to the meeting)

- The Operating balance is: 19,578.84
- The Capital Reserve balance is: 156,474.07

Total Assets: $176,053.01

There were no delinquencies.

The Annual Special Assessment of $1,500.00 per homeowner for roof replacements continues through 2027. So far 9 of 12 roof replacements have been completed with 1 scheduled for completion this year.

President's Report Dakota Hill Condominium Association
July 8, 2026

- August 2025: Best Choice removed overgrown weeds and trimmed bushes on the berm along Allen Lane. The area was covered with a weed barrier and river rock to inhibit weed growth and maintenance expense in the future. The total cost was $4,180.00.
- November 2025: A New Leaf completed tree trimming listed on their proposal August 2025 which was approved by the Board, $2,651.25. The remainder of the tree and bush trimming on their proposal was budgeted for completion in 2026.
- May 2026: After the spring Association walk around with the Board and Emily of Elite Properties, A New Leaf was asked to update their proposal from 2025. The updated proposal includes tree, arbor vitae, and crabapple trimming around the Association for a total cost of $7,481.25. This is waiting to be scheduled. Please refer to the May 28, 2026, Board Meeting Minutes for a detailed list of proposed work.
- May 2026: CRC (Concrete Raising Corp) completed patio and sidewalk replacements around the Association for a total cost of $22,360.40. The patio at 1601 Lindsay Way will be scheduled for replacement in 2027.
- 2032-2034 Mt. Vernon Drive: Roof and gutter replacement by SJS Construction, Inc. proposal of $25,780.00 was approved in 2025 to be competed in 2026. We are awaiting scheduling.
- Best Choice: The Board approved weed control treatments on sidewalks and driveways in 2026 at a cost of $4,280.64.
- Homeowners were also surveyed as to whether or not they wanted to maintain the common areas around their units themselves, or have Best Choice maintain them at a cost to the homeowner. Approximately 6 or 7 owners decided to pay Best Choice to do the maintenance.
- We are awaiting CertaPro do an inspection of the Association to address any painting needs. Some units have peeling paint which need touch up or complete painting.
- 2100-2102 Mt. Vernon Drive: SJS Construction, Inc. has been asked to submit a proposal for vinyl siding. This building has been painted numerous times in the past and the paint continues to peel. Originally the unit should have been stained and not painted as it's made of cedar. Because of this, paint does not adhere to the surface and continues to peel.
- SJS Construction, Inc.: Some properties have proposals which have been approved and some proposals which we are awaiting. Please refer to monthly meeting minutes for which properties this includes.
- 2027: The last year of the Special Assessment for roof replacements. We will have two units remaining that need roof replacements: 2100-2102 Mt. Vernon Drive and 2031-2033 Wolf Road.
- A total of 9 roof replacements have been completed with one scheduled for this year which would leave 2 remaining in 2027. We will request SJS submit proposals for 2027.

<u>Recently Approved Projects:</u>

- A New Leaf will prune trees and trim the Arborvitaes throughout the association. A detailed list of properties with cost is in the May 2026 meeting minutes.
- 2112-2114 Mount Vernon Dr: Repair dividing wall & loose siding on the second story.
- 1608-1610 Lindsay Way: Repair dividing wall.
- 2032-2024 Mount Vernon Dr: Roof replacement by SJS Construction, Inc. at for $25,780.00.
- 1608-1610 Lindsay Way: Correct the pitch on the gutters to the downspouts. Also, repair the rotted wood on the balcony at 1610 Lindsay Way.
- 1605-1607 Lindsay Way: CertaPro will complete paint touch up on the building.
- 2104-2016 Mount Vernon Dr: CertaPro will touch up paint particularly the garage trim.
- 2112-2114 Mount Vernon Dr: CertaPro will complete paint touch up on the building.

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Projects Under Consideration:

- 2100-2102 Mount Vernon Dr. A proposal to replace the siding is being sent out for pricing.

Homeowner Comments:

- 1616 Lindsay Way: There is a large tree branch hanging over the roof of their unit. This branch will be trimmed as part of the A New Leaf work that was approved by the Board.
- 1616 Lindsay Way: The trim by their front door is peeling. The Board has asked CertaPro for a price to complete the work.
- 2033 Wolf Rd: The driveway is sinking at the approach into the garage. The owner also felt the concrete work completed by CRC wasn't as good as the work done by Mudjackers, LLC.
- 2114 Mount Vernon Dr: The driveway is pulling away from the garage approach. Also, the mud jacking work has caused water to pool in the driveway.
- 2031 Wolf Rd: The bushes need to be trimmed. They are growing high, so it is difficult to see out of the windows. The summer trim by Best Choice should be completed soon as part of the services they provide per our contract with them.
- 1600 Lindsay Way: The homeowner was wondering if Elite stored leftover paint from paint jobs completed in our association. Elite does not have storage, so homeowners need to keep extra paint at their home for future use.
- 1612 Lindsay Way: A new mailbox post is needed. The homeowner does get to pick the replacement mailbox. It should closely match the existing style and color.
- 2012 Mount Vernon Dr: The owner is replacing their storm doors and will need to have the trim touched up as part of the door replacement. Emily said she could give her the name of the color used when the building was painted.

Election of Directors: Ron Beck is up for election as Member at Large. Sue Anderson is up for election as President. Betty Bullock made a motion to approve, and Ron Beck seconded. Michelle Pribek agreed to join board and fill an existing vacancy.

Adjournment: Sue Anderson requested a motion to adjourn the meeting. Dennis Mohr made the motion, Marty Baumgartner seconded. All approved. The meeting was adjourned at 6:40 p.m.

The next Board meeting is scheduled for August 20, 2026, at 1:00 p.m. in the conference room at Elite Properties, 700 Larry Court, Waukesha, WI 53186