Dakota Hill Condominium Association

Approved Minutes of Board of Directors Meeting

August 20, 2026

Call to Order:
President, Sue Anderson called the meeting to order at 1:04p.m. in the conference room at Elite Properties, 700 Larry Court, Waukesha, WI 53186

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

Approval of Minutes: The July 8, 2026 Annual Meeting draft minutes will be formally approved at the 2027 Annual Meeting. The draft minutes were posted on the portal.

Financial Report:
Balances as of: June 30, 2026
- The Operating balance is $19,983.56
- The Capital Reserve balance is $139,084.18

Total Assets: $159,067.74

Expenses:
- Best Choice Landscape, Inc.: $6,041.04 (April & May landscape & weeding)
- Best Choice Landscape, Inc.: $292.50 (Salt increase February)
- Elite Properties: $1,255.80 (management fee, copies, postage)
- SJS Construction, Inc.: $570.00 (Roofing service calls)
- A New Leaf Tree Service LLC: $1,039.50 (Three Spray Program)
- Arden Insurance Services: $1,834.87 (Installment 7 of 8)

Total Expenses: $11,033.71
There 0 delinquencies.
Sue Anderson made a motion to approve the financial report and Mary Reitz seconded. All approved.

Financial Report:
Balances as of: July 31, 2026
- The Operating balance is $20,007.09
- The Capital Reserve balance is $147,164.90

Total Assets: $167,171.99

Expenses:
- Best Choice Landscape, Inc.: $7,776.52 (June & July landscape & weeding)
- Elite Properties: $1,243.84 (management fee, copies, postage)
- SJS Construction, Inc.: $1,280.00 (Siding repair & inspection fee)
- A New Leaf Tree Service LLC: $257.25 (Three Spray Program)
- Arden Insurance Services: $1,834.87 (Installment 8 of 8)
- Department of Financial Institutions: $25.00 (WI DFI)

Total Expenses: $12,417.48
There is 1 delinquency.
Ron Beck made a motion to approve the financial report and Michelle Long seconded. All approved.

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Old Business:

- 2032-2034 Mount Vernon Dr and 2100-2102 Mount Vernon Dr: Roof replacements and have been completed by SJS Construction, Inc. The owners were assessed the cost of the skylight windows in their roofs.
- 2114 Mount Vernon Dr and 1610 Lindsay Way: Privacy panel replacements have been completed by SJS Construction, Inc.
- Tree and arborvitae pruning was completed by A New Leaf.
- 1617 Lindsay Way: Siding repair was completed by SJS Construction, Inc.
- 1602 Lindsay Way: Siding repair was completed by SJS Construction, Inc.
- 2104-2106 Mount Vernon Dr and 2112-2114 Mount Vernon Dr.: Paint touch-up completed by CertaPro.

Unfinished Business:

- 1601 Lindsay Way: Proposal requested for patio replacement.
- 2100-2102 Mount Vernon Dr: Proposal requested for siding replacement.
- 1605-1607 Lindsay Way: Touch up painting is pending. Certa Pro is completing a test area on the siding with a primer followed by the paint to see what will provides the best coverage.
- 1616 Lindsay Way: Touch up paint under the door was added to the work order to be completed.
- 1608-1610 Lindsay Way and 1617 Lindsay Way: The railroad ties installed as the step down off the patios have deteriorated and need replacement. Landscaping options that weigh whether turf or concrete is best alternative will be investigated.

New Business:

- Damage caused to the common area by the AT&T Project throughout the association. Emily is pursuing following up with the contractor completing the work. Michelle is going to reach out to the alderman for our district to help us resolve the landscape damage.
- The board will need to review driveway concerns for several homes, which include the sinking of the asphalt at the entrance to the garage. Discussion as to how the expense could be incorporated into the 2027 budget will ensue.
- 1612 Lindsay Way: mailbox post will be replaced by Elite Maintenance.
- 2027 budget discussion will need to start at the next meeting in preparation for 2027.
- 2112-2114 Mount Vernon Dr.: Tree growing in the middle of the arborvitae in the front of the home. A New Leaf will be contacted.
- Emily Foy, our Elite Property Manager, is leaving and our HOA will transition to a new property manager. The board wants to thank Emily for her years of service to our association. Her expertise and concern have helped us through some difficult years. We wish Emily all the best.

Adjournment: Sue Anderson requested a motion to adjourn the meeting. Ron Beck made the motion Betty Bullock seconded. All approved. The meeting was adjourned at 2:13pm.

The next Board meeting is scheduled for September 14, in the conference room at Elite Properties, 700 Larry Court, Waukesha, WI 53186.

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