PINE RIDGE CONDOMINIUM
BOARD MINUTES
July 8, 2026

Call to Order: 8:59 am
In Attendance: Rhonda, Vicki, Cletis, Paul

LATE CONDO FEES:	2 Residents 1 month late
LIGHT/CAMERA UNIT:	Unit 2112H - New resident installed unapproved light/camera unit. Rhonda/Vicki have attempted to talk to resident in person. Will send letter to request removal of camera unit along with rules/regulations indicating need for prior approval.
CAMERA DOORBELLS:	There is no requirement for approval of camera doorbells.
GRILL USE & STORAGE:	Per Grafton Assistant Fire Chief, residents of multi-residential housing may not use OR store any type of grill within 10 feet of a dwelling.
LANDSCAPE WALK AROUND:	Red rock areas - Paul will call for another weed treatment Feeding of Animals - Bird feeders are OK. Letter has been sent to residents where there was evidence of animal feeding. Plexiglass in Bldg 9 - Phil will remove for Resident.
BUILDING 11 WASHING:	Will be complete by August 1st so we can get estimate for rest of association.
ESA FORM:	Service/Emotional support animal agreement - add line to current agreement stating, "please provide documentation from a currently licensed Wisconsin healthcare or mental health Professional. The documentation must contain: clinician's full name, professional license type, license number and the date the document was written along with a statement verifying that resident has a diagnosed mental or emotional disability and that the animal provides necessary support to alleviate symptoms.
FADED ROADWAY SIGNS:	Paul will get faded signage replaced.
SPECTRUM ACCESS BOXES:	This is not a condo issue. Residents who use Spectrum must call spectrum to have boxes fixed/replaced.

FLOODING IN UNIT:	Flooding in Bldg #12, 2135 B - Paul told Resident to contact her insurance to discuss who is responsible.
WORKOUT ROOM:	Air Conditioning - fixed
GREATROOM VENTS:	Condensation on vents in great room has caused dripping water. Paul indicated that he has checked - there is no water leak, the issue is condensation. We will try to leave air conditioning on for both sides of great room to see if this solves the problem.
EMERGENCY NOTIFICATIONS:	Paul will check to see if we can require email or phone numbers. This will help to let residents know of issues, e.g., tree came down in the recent storm and blocked the front entrance, the gas leak that happened in Bldg, 12, etc.
AUDIT REQUIREMENTS:	Paul will check by-laws to see what is required.
HOT TUB:	Door from hallway appears to have mold at bottom, wood thresholds need to be restained. Paul will take care of these issues - probably in fall as we will have to shut down the hot tub area for a few days to address these issues.
REPLACEMENT CHAIRS:	The replacement chairs are on order from fall and have not yet been received. Paul has spoken to a rep about this.
AUGUST MEETING:	There will not be an August meeting.
OTHER BUSINESS:	Sofa by dumpster - Paul was called and disposed of sofa. Odd items appear by dumpsters occasionally during the year and Paul handles the issue. Garage Doors - residents must replace entire door not just bottom panel so everything matches to maintain appearance of Condo Association. Fire Inspection - Paul had to clear furnace rooms in the great room and had to move chairs in great room as they were in front of the electrical panel. We also have to install a Knox box. Paul has ordered box ($500) and will ensure proper placement installation.
Meeting Adjourned:	10:24 am