PRELIMINARY DRAFT

Douglas Plaza Residential Condominium Association
Annual Meeting Minutes
November 17, 2025

Meeting called to order at 6:00pm at Elm Grove Village Hall by Mgr. Emily Foy

Board members present: Beth Jensen, President, Nancy Eschenburg, Secretary & Kathi Koepke.
Absent: Juanita Becker, Treasurer, Kris Juergens, VP & Nora Hackenberg

Owners received 2026 budget, recent financials & 2024 meeting minutes followed by Introduction of all owners present. (31 including proxies)

President Beth Jensen presented 2025 projects:
1. Tuck pointing & lintel project completed.
2. All new condominium documents
3. Insurance coverage for August Flood worth $600,000

Emily stated that our financial situation looked good. New HOA is $515.00 per month.

Discussion followed.
1. Request to have other half of S. building's first floor walls be painted to match other half done by Paul Davis Restoration due to flood damage.
2. Discussion of need to raise dues by $80 from 2025.
3. Questions about elevator complete replacement in South building. (Likely summer, 2026

REMINDERS:
1. Water heater maintenance: suggestions to drain heater every 6 months & replace anode.
2. Garbage & recycling: NO plastic bags in recycling, break down boxes 📦: only bagged garbage down chute.
3. Park in garage during snow storms to enable plowing.

Bonnie Fitzsimmons moved to adjourn at 7:19pm; Sue Ross seconded & all approved.

Respectfully Submitted,
Nancy Eschenburg, Secretary

FINAL APPROVAL AT 2026 Annual Meeting