Douglas Plaza Residential Condominium Association
Board of Directors Meeting
June 25, 2026

Meeting called to order at 4:16pm by Mgr. Emily Foy at unit N106

Attendees: Beth Jensen, Nora Hackenberg, Kris Juergens, Kathi Koepke, Nancy Eschenburg & Juanita Becker (via cell phone)

Correction made to May minutes to update rule that NO cooking is allowed on the balconies & therefore not any type of grill can be used as per the Elm Grove Fire Department.
Beth motioned to accept revised Minutes; Nora seconded & all approved.

Beth motioned to accept May financials; Kathi seconded & all approved.

NEW BUSINESS:
1. Discussion of renewal of Reserve Study. Beth motioned to go ahead with an update to our Reserve Study; Nora seconded & all approved.
2. Juanita motioned to pay the down payment for roof work installation project. Kris seconded & all approved.
3. Kathi motioned to pay for Otis elevator work.Kris seconded & all approved.
4. Needs for South elevator modification:
5. Beth motioned to accept quote from Wester Co. for required phone lines. Nora seconded & all approved. This will be paid by the insurance claim
6. Total Mechanical to give quote for split unit to regulate temperature in new elevator.

UNFINISHED BUSINESS:
1. Waiting for Pieper Electric to repair flickering light NE of S. building waiting for part.
2. Emily to follow up with CLEAN CHUTES which will inspect & give quote for repairs.

OLD BUSINESS:
1. Renewed PM contract with Total Mechanical for exhaust fans & hallway heaters.
2. Dry standpipe tested by Ryan Fire on 6/24/26. Results to be shared with Board when results are available.

Meeting adjourned at 5:14 PM

Respectfully Submitted,
Nancy Eschenburg, Secretary

REMINDER: PLEASE MAKE SURE YOU ONLY TAKE PACKAGES THAT BELONG TO YOU.