1333 Camden Way Condominium Association
Addendum to May 6, 2026, Meeting Minutes
May 23, 2026

To Condominium Owners: Jennifer Rokus, Unit #1; Dawn Rost, Unit #2; Jane Wall, Unit #3; Gwen Eckman, Unit #4

Follow-up to the work being performed by Advanced Wildlife and Pest Control due to squirrels in the building attic and SE soffit.

1. From May 3, 2026, to May 20, 2026, the pest management company had a live trap placed on the roof near the opening that had been chewed into the South fascia wood trim of the building and a live trap into a SE soffit vent opening. Over the course of two weeks, seven squirrels were trapped. Three were caught in the roof traps and four were caught via the soffit traps. On May 20, 2026, the traps were removed as there had been no noises in the SE soffit nor any more squirrels caught after May 16th. A piece of galvanized aluminum was placed/secured to cover the opening chewed by the squirrel into the fascia wood.
2. The cost to trap and relocate each squirrel was $45. The total price for the seven squirrels was $315.00 which was paid by Jane. **Each member is assessed $78.75 to be paid to Jane via check or cash.**
3. There is a 60-day warranty for the pest management services. Our warranty runs from May 3, 2026, to July 1, 2026.

Tri-County Contracting Siding Repair

1. Tri-County Contracting will remove and replace the fascia cedar wood and replace the existing vinyl siding as needed with a small piece of the vinyl J-channel on the Southern peak of the building.
2. The cost for the repair will be $1,075.35. **Each member will be assessed $268.84.**
3. **Gwen will communicate to the condominium owners to whom payment will be made, i.e., Gwen or Tri-County Contracting.**
4. Tri-County Contracting has not yet confirmed the date for the work to be completed.

Pine Tree Removal

1. Jane and Gwen reviewed three bids for removal of the 5 pine trees on the South side of the property to prevent squirrels from jumping from the pine trees onto the building roof and creating further damage to the building. The trees are 40+ years old and are dying or diseased.

2. Dunbar Tree Removal from Waukesha has been offered the job. **Gwen and Jane will assume the cost of the tree removal.** The date for the work completion is within the next several weeks.

Respectfully submitted,

Jane Wall

Jane Wall – Vice President/Secretary/Treasurer