Housekeeping:

- Please check in with the Secretary & drop off ballot
- Per our bylaws, the purpose of this meeting is as follows:
  - If we have a quorum (people present + Provisional Ballots), then we can elect new board members for the 2026/2027 term.
  - The board will review financial statements & forecasts; these do not require a vote.



2026 Annual Meeting

Agenda:

- Welcome
- Mequon Police – Speed Management Program
- President's Remarks
- Infrastructure Review
- Year in Review
- Major Initiatives
- 2026 & Beyond Goals
- Budget Review
- Q&A

Mequon Police:
Speed Management Program

Welcome & Introduce New Neighbors



- Scott & Randi Miles – 11803 N Lantern
- Amanda Sievers – 7115 West Lafayette
- Don & Kristen Vissat – 11811 N Lantern
- TBA – 11528 N. Settlement

President's Remarks

Current HOA Board:

- Jason Dozark– President – 9 Years of Service
- Sue Rennane– Secretary – 4 Years of Service
- Nick Remme– Treasurer – 6 Years of Service
- Michael Silver– Vice President – 10 Years of Service
- Mark Czerwinski – Vice President – 16 Years of Service
- Tom Irvin– Vice President – 11 Years of Service

HOA Infrastructure

- ✓ Lower & Upper pond fountains
- ✓ Pumphouse – main (bldg. & driveway)
- ✓ Pumphouse – smaller
- ✓ Cistern
- ✓ Main (lifter) water pump
- ✓ Accessory pumps (2)
- ✓ Pressure system for water distribution
- ✓ Underground water pipes (main & curb stops)
- ✓ Sewer system and drains into pond
- ✓ Spillway concrete & drain tile
- ✓ Overspill draining ponds
- ✓ Upper pond maintenance
- ✓ Lower pond maintenance
- ✓ All Common areas and associated landscaping maintenance
- ✓ Entrances (lighting & signage)
- ✓ Electrical utilities to pump houses and entrances
- ✓ Fire hydrants
- ✓ Drinking water quality and testing
- ✓ Pond water testing


Year In Review

Year in Review

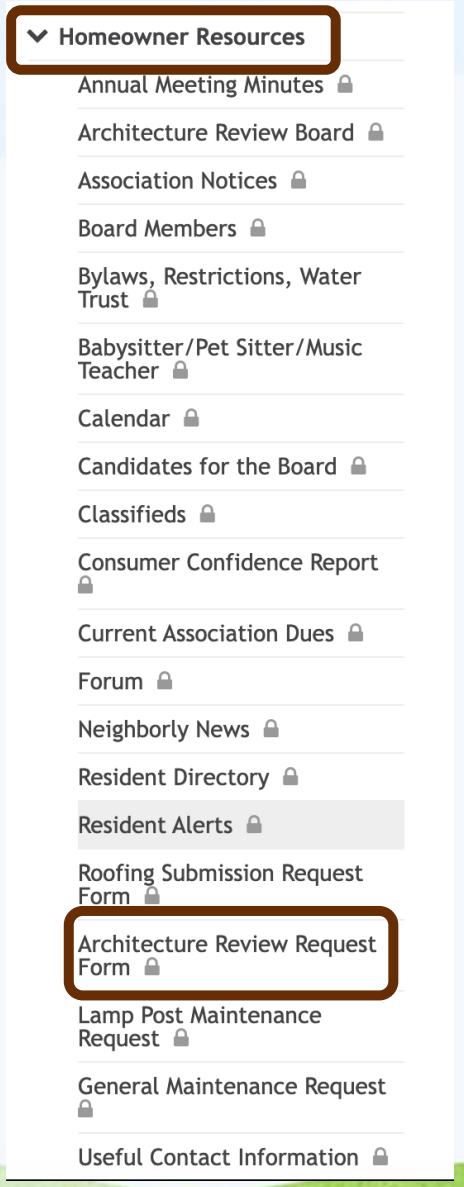
Elected Board:

- ✓ 7 returning members

Vendors & renewals for next fiscal year:

- ✓ Emily's Landscaping – Common area landscape maintenance
  - ✓ Year 3 of 3
- ✓ Municipal Well – Water system maintenance & management
  - ✓ Yearly contract
- ✓ Solitude Lake Management Pond & fountain maintenance
  - ✓ Yearly contract
- ✓ Waste Management – Trash & recycling
  - ✓ Year 5 of 5
- ✓ Bentz Electric – Lamppost maintenance, fountain electrical
  - ✓ No fixed rate; no contract
- ✓ Dean's Electric – Generator maintenance
  - ✓ Year 2 of 5

Year in Review



Architecture and Roofing Review:

- ✓ 9 requests in the last year – thank you!
- ✓ Multiple exterior improvement projects – roofing, painting, landscaping
- ✓ Improvements defined in bylaws section 1.01(M) and approval required by section 2.03(a)
- ✓ Submit ALL improvements to the Board for review & approval prior to commencing any work.
  - ✓ Submit via website
  - ✓ Email the Board (board@westchesterlakes.com)

Year in Review

Capital Investments, Improvements, and social activities:

- ✓ Completed Freistadt entrance lighting
- ✓ Water system maintenance
- ✓ New heater in secondary pumphouse
- ✓ Winter social gathering


2026 & Beyond Goals

FY 2026 & Beyond Goals

- ✓ Boulevard refresh – trees, landscaping, signage
- ✓ Replace aging fountain(s)
- ✓ Social opportunities
- ✓ New Board Member onboarding & participation
- ✓ Rebidding for large vendors (trash/recycling, landscaping, etc.)
- ✓ Spillway cleanup
- ✓ Wauwatosa Entrance refresh 2027
- ✓ PFAS testing & monitoring (potential DNR requirements)
- ✓ Interior island refresh & mulching

Boulevards & Signage







- ✓ Replace dying trees within existing boulevards
- ✓ Refresh signage incorporating stone and existing wood sign
- ✓ Remove Gazebos
- ✓ Update low-voltage lighting


Budget Review

Finance Review

Rolling multi-year forecast:

- ✓ Ongoing longer-term view of our expenses
- ✓ Transparency on how dues are spent
- ✓ Prepared by our Treasurer; reviewed & approved by Board

Dues:

- ✓ Remain flat for ’26-’27 fiscal
- ✓ ~12% overdue – late fee of 1%/month starting 7/1
- ✓ Maintain reserves while investing in improvements

Notes:

- ✓ Most categories came in at or below budget
- ✓ Established reserves for unplanned expenses
- ✓ Several anticipated expenses did not occur

Westchester Lakes		5%			5%	5%	5%	5%	5%
5 Year Forecast	Fiscal 2024-25	Fiscal 2025-26	Fiscal 2025-26	Fiscal 2025-26	Fiscal 2026-27	Fiscal 2027-28	Fiscal 2028-29	Fiscal 2029-30	Fiscal 2030-31
	Final	Forecast	Actual	Forecast vs. Actua	Forecast	Forecast	Forecast	Forecast	Forecast
Income									
Association Dues-Inner Ring	49,370	49,500	48,420		49,500	49,500	49,500	49,500	49,500
Association Dues-Outer Ring	42,600	43,200	43,200		43,200	43,200	43,200	43,200	43,200
Special Assessment	58,931	-			-	-	-	-	-
Prior Year Dues/Interest	467				1,700				
Water Trust Dues	49,000	55,800	55,220		55,800	55,800	55,800	55,800	55,800
Total Income	200,368	148,500	146,840		150,200	148,500	148,500	148,500	148,500
Expenses									
1000-Utilities (Main)	5,760	6,048	6,121	1.21%	6,427	6,748	7,086	7,440	7,812
1001-Utilities (Water Trust)	7,966	8,364	7,790	-6.87%	8,180	8,588	9,018	9,469	9,942
1002-Insurance	2,866	3,009	3,009	0.00%	3,009	3,159	3,317	3,483	3,657
1003-Garbage Disposal	21,505	22,580	22,582	0.01%	25,000	26,250	27,563	28,941	30,388
1005-Other	1,417	1,488	2,725	83.15%	2,861	3,004	3,155	3,312	3,478
1006-Maintenance-Ponds/Fountain	9,068	19,521	7,293	-62.64%	20,658	10,000	10,500	11,025	11,576
1007-Maintenance-Wells/Pumps	102,790	36,272	9,869	-72.79%	20,862	12,000	12,600	13,230	13,892
1008-Maintenance-Streetlights	1,891	1,986	92	-95.37%	2,085	2,189	2,299	2,413	2,534
1010-Landscaping and Grounds	21,474	22,548	21,329	-5.40%	22,395	23,515	24,691	25,926	27,222
1011-Landscaping-Upgrades	13,545	2,000	364	-81.80%	40,000	2,000	2,000	2,000	2,000
1012-Professional Fees	25		25		25	25	25	26	28
1013-Legal Fees	3,362								
Total Expenses	191,669	123,816	81,199	-34.42%	151,502	97,480	102,253	107,265	112,529
Net Income/(Loss)	8,699	24,684	65,641		(1,302)	51,020	46,247	41,235	35,971
Estimated Cash Balances									
Main Checking Account Balance Sheet EOFY	62,835.00	76,355.25	91,528.00						
Water Trust Account Balance Sheet EOFY	17,373.00	28,536.45	54,413.00						
	80,208.00	**104,891.70**	**145,941.00**						

Budget Review: Dues

- **Water Trust:**
  - Available funds for major repairs/maintenance:
    - Well Pump repair/replacement - ~$18K per
    - Booster repair/replacement - ~$24K per
    - Curb stop valve - ~$3k per
    - Pumphouse maintenance
  - Cost increases for standard services:
    - Monthly testing & yearly certification
    - Hydrant flushing
    - DNR testing & reporting
    - Energy Costs

- **Association Main:**
  - Cost increases for main services
    - Labor, Fuel, Parts, Energy, etc.
  - Expect significant increase for trash & recycling costs
  - Maintain reserves for unexpected expenses
  - Entrance improvements – boulevards, trees, signage, lighting, gazebos
  - Inner fee includes pond & spillway maintenance costs

Budget Review

Dues for 2026 were due by May 31st

Water Trust: $600

Inner Ring: $1100 / Outer Ring: $900

You can pay them by mailing a check to our PO Box:

Westchester Lakes HOA Board
ATTN: Treasurer
P.O. Box 351
Thiensville, WI 53092

Or you can pay online via our website:

(you will need to know your lot # which can be found on our website as well)

https://www.westchesterlakes.com/payments/


Q&A