LAKEWOOD CONDOMINIUM ASSOCIATION, INC.

HOMEOWNER MEETING MINUTES

FEBRUARY 25, 2026

6:00 P.M.

MUSKEGO PUBLIC LIBRARY

Called to Order at 6:00 p.m.

Discussed the most recent financials for year end December 2025 and read the Balance Sheet and the Income Expense Report.

Discussed homeowners to join the Board of Directors several homeowners were interested in being on the Board of Directors and taking part in the community.

Discussed Roofing Contracts and Approved the contract with Standard Roofing it was agreed by the owners to go with Standard Roofing and locked in at the price of $53,865 per building per Scott at Standard Roofing. There will be an Assessment total that will be $6733.13 per owner payable in full by the date selected by the new HOA Board either June 1st or July 1st, or payable in 3 separate installments in the amount of $2244.38 per year for the next 3 years payable each year at the date set by the board either June 1st or July 1st starting with 2026, 2027, and the last year of 2028 to start with Building 1 & 4.

Legacy Landscape contract up for renewal and they are going to lock in the current amount for this year and just a small increase over the next 3 years, to be renewed.

Lake Country Power Washing has also been approved and is to also get scheduled to be done yet this year weather permitting.

The next Homeowner Meeting is scheduled for Wednesday, March 18, 2026 at 6:00 p.m. in Meeting Room # 4 at the Muskego Public Library.

Adjournment at 7:30 p.m.

Minutes

Lakewood Board meeting

DATE	August 22nd 2024
TIME	7:00 PM
MEETING CALLED TO ORDER BY	John Skack-President, Jenna-Treasurer present

IN ATTENDANCE

14 Condo owners

APPROVAL OF MINUTES

The minutes were read from the August meeting and approved.

BOARD

Looking for new board members, anyone interested, please contact John or Jenna

REPORTS

President John Skack presented his report.

Old Business

All Condo's had new Mulch added to Front entrance ways in spring, replanted bushes in condo's #5 and #3, trees trimmed

All condos Bldg.'s 1-6 are on schedule to get power-washed/Gutters cleaned next summer, we are trying a new 2 year cycle, exact date for washing TBD

Road will be under review after Summer to see condition and possibly get spot sealed.

All trees that came down over the spring were cut up and stacked by Bldg#2

New Business

- Will be getting estimates to repair road after this summer, will look at patching and fixing potholes vs. resurfacing road.
- Mulch, we need to lay new mulch at all Condo's, Question do we do all areas or just the sides and courtyards??
- Marsh area drain needs to be cleaned out.
- Was proposed to have a fire pit installed, we have a lot of wood from trees cut up
  Too much of a Liability for Insurance purposes if we do, Cancelled that idea
  New mailboxes will be installed soon, waiting for delivery of mailboxes, bases have been poured

ANNOUNCEMENTS

We will be looking at raising dues this next year due to significantly rising costs for Maintenance & Insurance Next meeting January 2025

Minutes

Lakewood Board meeting

DATE	January 23rd 2025
TIME	7:00 PM - Zoom Network
MEETING CALLED TO ORDER BY	John Skack-President,

IN ATTENDANCE

11 Condo owners

APPROVAL OF MINUTES

The minutes were read from the August meeting and approved.

BOARD

Looking for new board members, anyone interested, please contact John, we need your voice!!

REPORTS

President John Skack presented his report.

Old Business

All Mulch layed in entrance ways of all Condo's, in addition Bldg #1 Concrete walkway was repaired as it was found unsafe to owners

Estimates received for our Road to be completely replaced, $38,500, will continue to repair and fix potholes and needed areas of loose gravel. Will revisit road repair after this winter again

Fire pit idea cancelled due to Insurance costs

New mailboxes installed, Keys handed out to Owners and Post office

New Business

- Will be getting final estimates for spring Power washing and gutter cleaning, this will take place this summer
- Mulch, we need to lay more mulch, skipped the front entrance area due to costs, should we do this area this coming summer??
- Marsh area drain needs to be cleaned out again, seems like Fall and spring are a good time to clean out.
- Roofs are getting Old, we need a plan to put new roofs on in the next years to come, Idea of 1 building a year for the next 6 years starting in 2026 ?? ideas ??
- Hoa dues need to be increased by $50 to $275.00 due to a significant rise in Insurance costs (31%), and in crease in New proposed landscaping Contract coming up next year.

- Announcements

NEXT MEETING Proposed for Late July 2025