Meadows of Riverpark Condominium Association, Inc.
Notice of 2027 Budget and New Board Resolutions

Dear Homeowner,

The Board of Directors has approved the Association's 2027 Budget. Based on the approved budget, monthly condominium assessments will increase to **$320 per month effective January 1, 2027.** This increase is necessary to meet the Association's operating expenses, insurance costs, maintenance obligations, and reserve funding requirements as outlined in the 2027 budget.

In addition, the Board has adopted and added the following resolutions to the Association's Rules and Regulations of the Governing Documents and the owner ledger system:

New Contact Information Rule

To ensure the Association can effectively communicate important notices, emergency information, maintenance updates, and other Association business, all owners are required to maintain current contact information with the Association.

All current owners have **thirty (30) days** from the date of this notice to provide or update their telephone number and email address. Owners who lease their unit must also provide current tenant contact information.

Late Fee Resolution

The Board has also adopted a Late Fee Resolution establishing a late fee equal to **10% of the unpaid assessment amount** for payments received after the **10th day of the month**. Assessments remain due on the **1st day of each month**, with a grace period through the **10th day**.

Please note that enforcement of the Late Fee Resolution will begin **immediately** and will apply to all assessments subject to the resolution's effective date.

If you need to update your contact information, please submit your current phone number, email address, and, if applicable, tenant information to management within the next 30 days.

Thank you for your cooperation and continued support of our community.

Sincerely,

Sentry Management on behalf of the Board of Directors
Meadows of Riverpark Condominium Association, Inc.

065510 MEADOWS OF RIVERPARK CONDOMINIUM ASSOCIATION INC			
Budget Worksheet			
For the year beginning 01-01 and ending 12-31			
COA	**Description**	**2026 Budget**	**Projected 2027 Budget**
4000	INCOME		
4001	OPERATING INCOME		
4020	ASSESSMENTS - MONTHLY	327,360.00	$ 337,920.00
4060	LATE CHARGES	0.00	$ -
4340	INTEREST - RESERVES	0.00	$ -
4350	INTEREST ALLOC TO RESERVES	0.00	$ -
4980	TOTAL INCOME	327,360.00	$ 337,920.00
4990	EXPENSES		
5010	BUILDING MAINTENANCE	10,000.00	$ 10,000.00
5020	ROOF REPAIRS	1,500.00	$ 3,500.00
5052	WATER SOFTENER	1,200.00	$ 1,200.00
5100	PAINTING	19,000.00	$ -
5280	TRASH REMOVAL	27,456.00	$ 28,025.00
	Dryer vent cleaning	0	$ 1.00
5804	ALARMS & MONITORING	4,000.00	$ 4,000.00
5806	FIRE EXTINGUISHERS & MAINT	400.00	$ 1,000.00
5808	SPRINKLER SYSTEM	1,000.00	$ 750.00
6040	CONTRACTED LAWN SERVICE	17,823.00	$ 18,500.00
6043	LANDSCAPE IMPROVEMENTS	5,000.00	$ 8,000.00
6198	CONCRETE REPAIR & MAINT	1,000.00	$ 3,000.00
6353	SNOW SERVICES	22,850.00	$ 29,500.00
7910	ELECTRIC	6,000.00	$ 6,900.00
7920	WATER/SEWER	46,500.00	$ 45,500.00
8020	MANAGEMENT FEE	19,845.00	$ 20,837.00
8040	POSTAGE	600.00	$ 600.00
8060	COPIES/PRINTING/SUPPLIES	1,999.00	$ 1,999.00
8069	TECHNOLOGY FEE	300.00	$ 420.00
8080	CPA SERVICES	215.00	$ 225.00
8100	LEGAL EXPENSE	1,200.00	$ 3,000.00
8180	INCOME TAX	3,000.00	$ 2,000.00
8390	FED/STATE REQUIRED CORP REPORT FILINGS	80.00	$ 80.00
	Pavement		$ 18,000.00
8481	PROPERTY INSURANCE	42,000.00	$ 44,750.00
9000	RESTRICTED TRANSFERS TO RESERVES		
9110	ROOFS	31,440.00	$ 33,000.00
9170	REPLACEMENT RESERVE	65,950.00	$ 53,133.00
9980	TOTAL EXPENSES	327,361.00	$ 337,920.00
9990	NET GAIN (LOSS)	1.00	

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MEADOWS OF RIVERPARK CONDOMINIUM ASSOCIATION, INC.

Resolution Establishing Late Fees for Delinquent Assessments

WHEREAS,

Article V, Section 5.3 of the Amended and Restated Bylaws provides that monthly assessments are due on or before the first day of each month and authorizes the assessment of late fees when payment is not made within ten (10) days of the due date; and

WHEREAS,

The Board of Directors finds it necessary to establish a uniform policy for the collection of assessments and the imposition of late fees in order to ensure the timely payment of common expense assessments and the financial stability of the Association;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Due Date**

All regular monthly assessments shall be due and payable on the **first (1st) day of each month**.

2. **Grace Period**

A grace period shall be provided through the **tenth (10th) day of the month**. Assessments received on or before the 10th day of the month shall not be subject to a late fee.

3. **Late Fee**

Any assessment payment received after the **10th day of the month** shall be assessed a late fee equal to **ten percent (10%) of the unpaid assessment amount**.

4. **Continuing Delinquency**

The imposition of a late fee shall not waive the Association's right to pursue any and all remedies available under the Declaration, Bylaws, Rules and Regulations, or Wisconsin law, including the collection of attorney fees, costs, interest, liens, and foreclosure proceedings.

5. **Effective Date**

This Resolution shall become effective on _**October 16,2026**, and shall apply to all assessments due on or after that date.

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CERTIFICATION

The undersigned certify that the foregoing Resolution was duly adopted by the Board of Directors of the Meadows of Riverpark Condominium Association, on October 13, 2026.

BOARD OF DIRECTORS

DocuSigned by:
Dave Moyle
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President

Date: 10/15/2026

DocuSigned by:
Carol Rose-Guerin
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Secretary

Date: 10/15/2026

This Resolution shall be maintained with the permanent records of the Association.

MEADOWS OF RIVERPARK CONDOMINIUM ASSOCIATION, INC.

Rule: Maintenance of Current Owner and Tenant Contact Information

To ensure the Association's ability to communicate important information and respond to emergencies affecting the Condominium property, each Unit Owner shall maintain current contact information with the Meadows of Riverpark Condominium Association, Inc. and/or its designated management company.

1. Required Owner Contact Information

Each Unit Owner shall provide and maintain a valid telephone number and email address with the Association and/or its management company.

2. Tenant Contact Information

Any Unit Owner who leases, rents, or otherwise permits occupancy of a Unit by a tenant shall provide the Association and/or its management company with the tenant's current name, telephone number, and email address. Such information shall be provided within ten (10) days of occupancy and updated within thirty (30) days of any change.

3. Updates to Contact Information

Unit Owners are required to notify the Association and/or its management company of any change to their telephone number, email address, or tenant contact information within thirty (30) days of such change.

4. Existing Owner Compliance

All Unit Owners of record as of the effective date of this Rule shall have thirty (30) days from the date of adoption to provide the required contact information and comply with this Rule.

5. Association Communications

The Association may use the contact information on file for all Association-related communications, including but not limited to notices, meeting information, emergency notifications, maintenance updates, rule enforcement matters, assessment information, and other communications concerning the administration and operation of the Condominium.

6. Owner Responsibility

Each Unit Owner is solely responsible for ensuring that the contact information provided to the Association remains accurate and current at all times.

7. Failure to Receive Communications

The Association shall not be responsible for a Unit Owner's or tenant's failure to receive any communication, notice, or emergency notification when the Association has transmitted such communication using the telephone number or email address provided by the Unit Owner and the information on file is outdated, inaccurate, or otherwise incorrect.

8. Compliance and Enforcement

Failure to maintain current contact information as required by this Rule may constitute a violation of the Association's Rules and Regulations and may subject the Unit Owner to enforcement action as permitted by the Condominium Documents and applicable law.

Effective Date: 10/12/26

Adopted by the Board of Directors of Meadows of Riverpark Condominium Association, Inc. on: 10/6/26.

Board Member

Date: 10-6-26

Carol Rose-Lemin

Board Member

Date: 10/6/26