

Wittmann Park Condo Association Annual Meeting October 15, 2024 at the Menasha Public Library

Call to order: Meeting was called to order at 6:30pm by President Adrian Martin.

Roll Call and Proxy Certification:

- A. Present condo owners were checked off as they came in.
- B. Present: Barb Kohanski, Dawn Malcom, Lori Jones, Amy Harrison, Judy Grawn, Matthew Reid, John Buchinger, Sandy Wunderlich, Suzanne Martens, Kathryn Beson, Barbara Heiden, Noah Bryan, Thomas Vollmer, James Rivers Jr. , Michael Grebe, Emily Kittel, Adrian Martin, Janell Dresang, Walt & Peggy Ulbricht, Tracey Thede, Laurie Townsend, G.Michael & Sue Lynaugh, Alyssa Iglesias, Greg Popp, Jeff Quigley
- C. Proxies on Record: Peggy Heling (Barb Kohanski), Ingrid Wolf (Matt Reid), Terri Roeder (Barb Kohanski), Richard Gill (Tracey Thede), Shannon Dorn (Tracey Thede), Jeff & Kenlan DeHamer (Greg Popp), Mike Carroll (Adrian Martin).
- D. Owners and Proxies of owners not present: Sara VanDeurzen-Rinaldi, Stacy Schmidt, Sophia Jacobson, Ray Hussein, Jim & Lisa Eastman, Michele Micke, Tammie Dalke, Stephen Dreier, Neil Gloudemans, Betty Edwards.

Proof of Meeting Notice: All owners received the meeting notice via mail.

Treasurer's Report: Anzo presented and went over the Treasurer's Report (see attached). Discussed possible increase in insurance and also to check into another insurance company costs/ rates.

Motion to approve report by Walt Ulbricht was seconded by Greg Popp. Motion carried

Maintenance Report: Greg Popp discussed new mower; fewer hours and less gasoline used due to new mower. New trees planted / Autumn Blaze.

- Geese issue: Discussion of geese issue at Bldg 1 this year was discussed. Adrian had reached out to other companies and condo units that had the same issue this year and found that placing owls out helped deter the geese. Plan for early next fall is to put these owls out and to 're direct' the geese away from the units and driveway.
- Cintas Fire Alarm inspection went well other than few battery replacements. Fire department gave the 'good to go'.
- TrueGreen applications to remain at 2 applications. Spring and Fall

- Parking lot patching material has worked and Gregg plans to continue to use this same material on any future projects. Sidewalk patching to be looked into at Building 1 entrance.
- Pool Report: Walt Ulbricht discussed and presented alternatives for the pool since the pool requires more repairs. Heater and pump were replaced these past 2 years. Replacement or alternatives tabled at this time. Greg to continue the repairs / patching to the concrete and feels it could be maintained for at least 5 more years.
- Mail Box replacement keys: Replacement key's can be gotten at the Neenah Post Office not the Menasha Post Office. Cost of replacement key is approximately \$33.
- Snow Removal: Snow removal discussed and was confirmed that Kutters plows at 2" or over. Walt Ulbricht to call them if any other weather conditions may arise.
- Dumpster/garbage pickup increase: Adrian advised of an increase from the city for our dumpsters. Per Public Works there was a city error in not charging us the correct amount in the past. The new cost is \$703/6 month period (\$33/per person). Budget has covered the additional expense and provisions made in the 2026 budget.

Change of condo officers / board members: Adrian discussed retirement plans for end of year. Walt Ulbricht; Vice President. Anzo to transition treasury position to Matt Reid. Secretary; Tracey Thede. Board members also include Jeff Quigley, Stacy Schmidt. Motion to accept by Peggy Ulbricht and second; Janell Dresang. Motion carried

Roof replacement fund proposal: Walt Ulbricht brought up 2 proposals for funding of roof replacement. Attached The most recent replacement of the roofs were 2010 due to hail/storm damage. Inspection of the roofs was done in 2024. Inspection suggestion and condition of the roofs is replacement in 5-7 years. Proposals were discussed however, motion to postpone at this time by Lori Jones, second by Judy Grawn. Motion carried

Open discussion: Late payment fee for condo fees discussed. New yield signs discussed and seem to be obeyed by traffic.

2026 Proposed Budget: Enzo presented the proposed budget for next year. Attached Motion to except budget by Laurie Townsend and second by Matt Reid. Motion carried

Adjourn: Motion to adjourn by Judy Grawn; second by Tom Vollmer. Motion carried