

Minutes of the HOA Board Meeting

Date: February 18, 2026

Location: Patty Link's house, Unit 430

The Board wishes to thank everyone involved in planning the winter party at Confluence on Sunday, February 15th, 2026.

I. Call to Order

The meeting was formally called to order by President Steve Wiseman. Board members present: Steve Wiseman, Michelle Messer, Patty Link, and Wayne Martens via phone. Also present was Jenn Cronin, homeowner in unit 240.

II. Approval of Resident Comments and Correspondence

- **Maintenance Petitions:** The Board reviewed open maintenance tickets regarding ceiling and roofing concerns for the Crohn, Wiseman, and LeBlanc residences.
- **Unit 240 Correspondence:** Correspondence regarding Unit 240 was acknowledged. A ticket remains open and is being monitored by the Board.

III. Treasurer's Report

- **Treasurer Wayne Martens** presented the following financial report:

A. Account Balances:

- **Net Income:** \$4,219.40

B. Cash Balances:

i. Operating Funds:

- Lincoln Checking: \$7,005.36
- CCCU Checking: **Closed**

ii. Reserve Funds:

- Lincoln Reserve & Emergency Fund: \$88,080.22
- CCCU Capital Fund: **Moved to Lincoln Savings Bank**
- CCCU Emergency Fund: **Moved to Lincoln Savings Bank**
- CCCU Certificate of Deposit (CD): \$77,318.06
- **Snow Removal:** It was noted that a bill of \$3,240.00 for snow removal was not included in previous totals. A new line item specifically for snow removal will be created for the 2026 budget.
- **Banking Consolidation Motion:** Property Management by Design recommended consolidating all funds into a single institution. **Wayne Martens** made a motion to close all Community Choice Credit Union (CCCU) accounts and move the remaining funds to

Lincoln Savings, including moving the CD upon its expiration. **Steve Wiseman** seconded the motion. **Motion carried.**

IV. Reports on Maintenance and Infrastructure

- **Roofing and Attic Moisture:** Steve had a report of moisture intrusion in his attic space. He settled it himself. It was noted that while repairs were conducted on approximately 3 units several years ago, similar issues regarding exhaust fans and seasonal leaks persist.
- **Structural Wall Remediation:** A site inspection of the building 5 south retaining wall, and building 2 north wall was conducted by a representative from **Ted Lare**. Further data is pending.
- **Floor Work Proposals:** Discussion was held regarding the feasibility of extending floor work (similar to Units 210 and 220) to unit 230.

VI. New Business

- **Contractor Quotes:** A formal quote is currently being drafted by **Ferris Construction** for a potential wall behind building 2.

VII. Action Items

- **Banking Transition:** Wayne Martens to continue the process of moving remaining funds from CCCU to Lincoln Savings.
- **Procurement:** Await and review the formal quote from Ferris Construction.
- **Follow-up:** Secure the final inspection report from Ted Lare.

VIII. Adjournment

There being no further business, the meeting was adjourned.

Minutes submitted by: Patty Link, Secretary