Annual Bramblewood Homeowners Meeting

September 30, 2026

The meeting was called to order at 6:30 p.m. at the St. John Public Library. 26 homeowners and 5 board members were in attendance.

Introduction of board members - Ron Johnson/President, Elizabeth Danielson/Vice President, John Sandrick/Treasurer, Tom Cerwinske/Secretary, and George Lamafalusi/Board Member.

Review of Agenda - Ron Johnson reviewed the agenda for the annual meeting.

Overview of the Bramblewood Subdivision - Tom Cerwinske gave a presentation on the Bramblewood subdivision. This included a review of the subdivision plat and all of the areas for which the association is responsible. Also included was a review of all of the storm damage to the common areas for which the association is responsible.

Financials - John Sandrick gave a summary of the Association's finances. He began by reviewing a list of our contractors and the services that they provide.

> **Landscaping** - We continue to use A&K Landscaping for lawn maintenance and special projects.
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> **Forever Green** - We continue to use Forever Green for fertilizing and sprinkler maintenance.
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> **State Farm** - We continue to use State Farm for liability insurance.
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> **Water's Edge** - We continue to use Water's Edge for pond maintenance. Maintenance of the ponds is one of the largest of the association expenses. This includes aeration and vegetation control.

John then reviewed the 2026 year to date budget vs. expense details. At the start of the year, the account balance was $12174.95. As of September 26, the account balance was $17205.33. The expected year end balance is approximately $12,000. Most of that $12,000 will be spent in January and February when we sign our yearly contracts.

2027 Dues - Elizabeth Danielson gave a presentation regarding 2027 dues and a special assessment needed to cover expenses associated with the recent storms. The dues for 2027 will be $275 per lot. The increase in annual dues is being driven by increased costs associated with maintaining our subdivision and the need to build a reserve. Invoices for the 2027 dues will be mailed out at their normal time in late February, 2027. Elizabeth also reviewed the proposed 2027 budget.

A special assessment invoice will be mailed out to homeowners within a week for $200 per lot. The special assessment is necessary to cover expenses associated with tree damage caused by the recent storms resulting in the need to remove and replace several large trees. The payment due date for the special assessment is October 31, 2026.

Thanks to our volunteers - Ron Johnson then thanked our many volunteers.

- Annual and Storm Clean-up Crews

  Dale Andres Tom Cerwinske Jeff Danielson Steve DeYoung
  Dan Eenigenburg Dave Hartwig Ron Johnson Dan Kretz
  Jason Lung Garry Pufahl Jeff Schuh Ed Turek Kurt Turner
- Leslie Poplon for the planting and maintenance of the floral arrangements at the East Entrance
- Ed Turek as "sprinkler monitor"
- The Homeowners who mow some of the HOA common property
- The Board Members
- BACC - Committee that oversees covenants and applications for home improvements. Any property improvements made need to be approved by the BACC and the homeowners are required to ensure that all appropriate permits are requested from the Town of St. John.

Ron went on to discuss several other points:

Website - www.bramblewoodstjohn.com provides updated information regarding financials and subdivision news. Minutes and financials posted regularly.

Trees - Last branch pickup is scheduled for October 26th.

Leaf pick-up - Starts on October 26th

Garbage Pickup - The town of St. John has signed a new contract for garbage pickup. October 26th will be the last pickup by Republic. Homeowners should leave their garbage cans out that day as Republic will begin collecting all of their cans. The new garbage haulers will be GMI. They will be picking up garbage on Fridays starting October 30th. GMI will be issuing two new garbage cans prior to the 30th.

Open Discussion & Q&A - During open discussion, several issues were brought up and discussed.

- Concerns were expressed over spending much money on the detention basin. It was felt that it does drain and that the Town should address it. As mentioned during the presentation, the Board has discussed the basin with the Town who has said they would help, but we need a better understanding of what that means.

- Concerns were expressed regarding homeowners not replacing severely damaged trees. The Board will be looking into those issues. The Board also realizes that it may be next spring before suitable replacement trees will be available for replanting.
- The question was asked if the Board gets competitive bids. Yes, but not necessarily every year. Pond treatment and insurance seemed to be the biggest concerns.
- There were several offers by meeting attendees to participate in any future clean up efforts as well as committees if assistance were needed.

The meeting was adjourned at 8:20 p.m.

Signed _____

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