

ANNUAL MEETING MINUTES

Approved

Unit Owners Annual Meeting

The Woods at Highland Park Condominium Association, Inc.

Wednesday, October 11, 2023

Mequon City Hall – Lower Conference Room

- 1. Call to Order: Director Zganjar called the meeting to order at 5:10 PM**
- 2. Roll Call & Proxy Presentation:**
 - a. Unit Owners Present: Bill & Vicki Lukas, Mike & Mary Nall, John & Jan Schwarz, Ann Scherzinger, Ken & Evie Zganjar, Jon Becker, Jim Stephens, Kathy Garstecki, Reyne Kraft, Debra Matras, Tim Terry & Amy Coats, Dan Wichman, Paul & Mary Gieschen, Jonathan & Julie Hershey, Nancy Goldberg, Dave Hoff, April Morar
 - b. Unit Owners Absent: Dominick & Mary Pat Zarcone, William & Edith Burns, Paul & Sally Engilbous, John Erich, Judene Sennott, Sue Becker, Deb Klinkert, Todd Morar, Tori Stephens
 - c. Proxies Present: Ann Scherzinger (Dominick & Mary Pat Zarcone), Ken Zganjar (William & Edith Burns), Ken Zganjar (Paul & Sally Engilbous), Bryn Erich (John Erich), Debra Matras (Judene Sennott)
- 3. Confirmation of Quorum: 100% (28/28) of Unit Owners present or present by proxy**
- 4. Personal Appearances: None**
- 5. Approval of Previous Annual Meeting Minutes: None (This is first annual meeting of HOA)**
- 6. Presidents' report: None**
- 7. Treasurer's Report: None**
- 8. Old Business:** Director Hoff provided Director Zganjar with the following:
 - a. Thumb drive containing construction building plans for Bldg.'s 1-10 and 14
 - b. Hard Copy of "As-built" drawings for entire project
 - c. Hard Copy of Town & Country Lawn Services, LLC – Lawn Mowing contract
 - d. Hard Copy of Sammons Landscaping – Snow Removal contract
 - e. Hard Copy of Development Agreement Phase I
 - f. Hard Copy of Development Agreement Phase II
- 9. New Business**
 - 1. Reserve Account Discussion and Vote**

Jon Becker provided information on Regular vs. Statutory Account differences

 - Ballot distribution and tally by Debra Matras and Mike Nall
 - 28 votes against establishing a statutory reserve account
 - 0 votes for establishing a statutory reserve account
 - 2. Election of Board Members**

- Director Zganjar disclosed the slate of candidates.
 - Dave Hoff
 - Reyne Kraft
 - Ann Scherzinger
 - John Schwarz
 - Nick Zarccone
 - Ken Zganjar
- Director Zganjar introduced the candidates
- Unit owners were given the opportunity to ask questions of the candidates
- Ballot distribution by Unit Members Mike Nall and Debra Matras
- Ballot Compilation by Unit Owners Mike Nall and Debra Matras
- Election Results
 - 24 votes – **Reyne Kraft** (Elected to 1 year term)
 - 23 votes – **Ken Zganjar** (Elected to 1 year term)
 - 12 votes – **Nick Zarccone** (Elected to 1 year term)
 - 11 votes – Dave Hoff
 - 8 votes – Ann Scherzinger
 - 6 votes – John Schwarz

10. **Adjournment:** A motion to adjourn was moved by Director Zganjar and seconded by Director Hoff. The motion passed by voice acclamation. Meeting adjourned at 5:50 PM.

11. **Next meeting:** October 2024