

Rothmoor Estates Condominium Association, Inc.
Board of Directors' Meeting
Monday, February 16, 2026 in the Clubhouse

Call to order: The meeting was called to order by President Tricia Bednarski at 6:00 p.m. and confirmed available.

Notice of Meeting/Roll Call: The meeting was posted at the Clubhouse by Ron Doran on Friday February 13, 2026 at 4:37p.m. Directors Present: Tricia Bednarski, Pam Anderson, Ron Doran , Joyce Carlsen, David Forte. Mike Jansma absent.

Approval of Minutes: Reading of minutes from January 19, 2026 meeting was waived and approved unanimously.

Reports:

President: Report given by Tricia Bednarski as follows:

As of last week, all roof warranty inspections have been completed and any problems were fixed during the inspections. One unit needs to have small repairs done in the garage due to some leakage and that is being scheduled.

If you think you have a leak anywhere in your roof, please report it immediately to Corey or a Board Member so that we can get the roof looked at as soon as possible.

Reminders:

1. All maintenance and repair items must first be reported to the Property Manager or a Board Member.
2. Please use Scott's Comfort Plus toilet paper, plumbing issues caused because of a backup in toilet paper in or at the toilet and not a sewer pipe or vent pipe backup or clog will be billed to the homeowner.
3. Next Board Meeting, March 16th, 6:00 pm in the Clubhouse.
4. Neighborhood Watch Meeting, March 19th, 6:00 pm in the Clubhouse.

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Vice President: Report given by Pam Anderson.

We want to offer our condolences to the family and friends of one of our residents, Mary Dolan in 403. Mary passed away Feb 7th. This was sudden and unexpected.

Residents were reminded of the importance of estate planning to keep your property from going to probate. A large part of our delinquent fees are due to a unit being in probate.

Treasurer: Report given on financials through January 31, 2026.

Management Report: Report given by Corey Palmer.

Roof Inspections have been completed.

Pool--Waiting for another quote for pool resurfacing.

Balconies--Need to coordinate inspection with owners for interior access to balconies.

TOC Report: No report given.

Beautification Report: No report given.

Unfinished Business

ARC Requests: Ratified by the Board
1405 Cara Drive Storm Door

Roof vent covers: Tabled

Further review and discussion needed.

Fence replacement 202/203 Mindy Drive:

Affordable Fencing FI, LLC has been paid half the cost of project \$1,637.50.

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Balconies:

Corey had someone inspect at least three of the townhouses from the outside. Inspection needed inside units.

Pool:

Pool patch has been completed. Pool is now open. Total pool resurfacing tabled until March 2026 board meeting. We have two estimates. Corey Palmer has requested a third estimate from Pool Doctor.

Asphalt street repair:

Contract approved to have Parking Lot Services repair and patch three areas in street. 1. Westside 501 Cara Court, 2. Westside 401Mindy Drive and 3. Eastside 706 Mindy Drive. Cost \$2,213.00.

Mansard Warranty repairs:

Item tabled until next meeting. Process needs to start over from last year to address stains on mansards.

New Business

TOC Committee:

Board appointed volunteers Kathy Robshaw and Terry Wollschlager to replace Mary Dolan (Deceased) and Kristine Body (Resigned).

Financial Audit:

Board approved Affinty CPA to perform financial audit as required per statues. Cost \$4,150.00.

Other Discussion from floor

Phyllis Strand, Unit 707, stated she had plumbing problems that needed further resolution. Board will investigate.

Roney Sorenson suggested a ramp be installed at front door of clubhouse to allow wheelchair entry. Board will review.

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The meeting was adjourned at 6:30 p.m.

Date of next meeting Monday, March 16, 2026 @ 6:00 p.m.

Respectfully submitted by Ron Doran, Secretary