

Castle Condominium - Stoughton, Wisconsin  
Unit Owner, Residents, and Board Meeting  
January 15, 2026 - 6:30 pm

Board members present: Ellyn Klaila, President; Carol Ann McArdell, Vice President;  
Barbara Mazzoni, Secretary; Tracy Zeichert, Treasurer  
Association members present: Seven Other residents present: Two (See sign-in sheet)  
Management Company: jkROCK Management, Nic Schilling - Not In Attendance

President Klaila called the meeting to order at 6:30 p.m.

### **Introductions and Board Announcements**

Klaila established that everyone in attendance knew one another, so no introductions were made. There were no announcements.

### **Treasurer's Report**

Zeichert reported that our operating account set up through jkROCK currently has a balance of \$21,912.08 and the balance on our operating account at Summit is \$18,000.99. She said the reserve account, also held at Summit, has a current balance of \$163,500.94. The \$25,000.00 CD at Summit closed on January 6<sup>th</sup>. It earned an income of \$589.32. The second CD we set up through Summit in 2025 so far has earned an income of \$1,036.85. The money market dividends are \$150/month. It is a higher tier money market.

Monthly condo fees are our main source of income. The electronic payment system set up through jkROCK has resulted in these fees being consistently received on time. Other than regular expenses: utilities; insurance; Kwik Kill Pest Control; trash and recycling pick up; snow removal and salting; and management fees, there have been no unusual expenses since our last meeting.

### **Maintenance Report.**

Klaila stated that building-related problems, concerns, and questions are to be directed to building manager, Nic Schilling. Board members are volunteers who work with management and put in a generous number of hours on the Association's behalf, but the Association pays the management company to handle such issues.

Nic prefers to be contacted by email ([nic@jkrockhomes.com](mailto:nic@jkrockhomes.com)), but if a phone call is necessary that number is 608-492-1976. Do not text to that number. He can also be reached through Castle's website ([castle-condos.com](http://castle-condos.com)) at the bottom of the 'Property Management Information' page. Nic is responsive and professional. If he isn't able to reply to your message right away or pick up your call, he will get back to you as soon as he can.

Mickey McCormick asked if the garage door has now been repaired. Klaila responded that though Stoughton Lumber has had to make several visits, during which the door was not usable, we believe problems have been solved. A cotter pin had been sheared off. That issue was fixed but then the door got stuck again. Titan, the company that installed the door and made subsequent

repairs, “ghosted us” a few months ago when the warranty expired. Stoughton Lumber has been very good to work with. They are local and reliable.

McCormick then asked about the construction taking place in the commercial unit. Klaila explained that since the commercial space had been being used as a single unit but is now being sold as individual units, plumbing, electrical, etc. for the individual units are being installed.

Jerri Welk said that the commercial space only had one large bathroom. With individual units now being sold, each is requiring its own bathroom.

(The commercial space is made up of seven units. One is currently rented, three more are currently under contract for sale.) In answer to a question, the Association collects monthly condo fees for seven units from that portion of the property.

### **Old Business**

There was none.

### **New Business**

Klaila stated that there continues to be a problem with large items being put into or left in the corrals around the dumpsters, or at the curb alongside the property. Just recently a large television was put into one of the dumpsters. A scooter, a large plastic bin, and other items have also been left. Recently there again was a piece of furniture left on the curb just outside the garage door.

Pellitteri, our waste management vendor, does not pick up large items. The Association is charged for every such item (furniture, mattresses, electronics, etc.) that needs to be picked up. It is costing the Association many additional dollars every year in fees that are actually the responsibility of the individuals getting rid of these items. It is assumed that most of this dumping is being done by building residents, but there was a discussion about neighbors or other passersby likely leaving these items on Castle property as well. During that discussion McArdell said she also sees Castle residents placing their trash in the dumpsters belonging to the strip mall at the side of our building.

Klaila proposed that we begin issuing a fine of \$100 or \$200 to anyone dumping any of these items on or adjacent to Castle property. All in attendance were in agreement with a \$200 fine.

In addition, Klaila said that in order to identify the persons who are to be issued a fine, she is proposing that we set up cameras to surveil the trash corrals. All in attendance agreed. She will begin researching capabilities and pricing of cameras. Since there are no electrical connections in that area of the garage, she will be looking at solar powered units.

McArdell added that if we have pictures of others dumping items we would have proof if we want to contact police.

There was a short discussion about signage for those areas. That will be discussed further as the project develops.

TDS equipment has now been installed in the building. On Tuesday evening, January 20<sup>th</sup> a representative from the company will be in the meeting room from 5:00 - 7:00 to share information and answer questions about the fiber internet, TV, and phone services, and the pricing the company is offering Castle residents. Free pizza! While the service is available to all residents, no one is required to switch to this carrier. As an incentive to allow them to install their equipment

in the building, in addition to an initial fee TDS is paying the Association a percentage amount for each unit that switches to their service.

Klaila reported that she has switched to TDS and she is very happy with the speed of the broadband and the price of the service. She said Craig, the representative who will be at the gathering on Tuesday, is very knowledgeable and helpful.

**Owner & Resident Concerns**

There were none.

Mazzoni made a motion to adjourn.

Seconded by Jo Clark.

Meeting adjourned at 6:57 p.m.

Secretary



Barbara Mazzoni

January 20, 2026

Date approved