

Castle Condominium - Stoughton, Wisconsin
Unit Owner, Residents, and Board Meeting
April 16, 2026 - 6:30 pm

Board members present: Ellyn Klaila, President; Carol Ann McArdeU, Vice President;
Barbara Mazzoni, Secretary; Tracy Zeichert, Treasurer

Association members present: Nine Plus one member via phone (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.

Approval of Last Meeting Minutes

The Board approved and posted the January 15, 2026 meeting minutes on January 20, 2026. There were no objections from Association members in attendance.

Introductions and Board Announcements

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

She then asked if everyone in attendance knew how to use our online Appfolio system. She stated that if there was a need she would meet with individuals or a group of owners who would like help with their account.

She stated that only the person to whom a package is addressed is to pick up the item from the lobby. Though it may seem kind to take a package from the lobby and deliver it to the addressee's door, this practice can cause problems between the sender and the person expecting the package. New reminder signs will be posted in the lobby drop-off area.

Treasurer's Report

Zeichert reported that our operating account at Column Bank, which is set up through jkROCK, currently has a balance of \$51,115.15; and our reserve account at Summit has a current balance of \$121,612.94. We also have a \$50,000.00 CD and a \$25,000.00 CD at Summit. The CD that matured in January of 2026 earned \$1,087.32; the CD that matures on June 17, 2027 has earned \$231.72; the CD that matures on October 17, 2026 has earned \$111.44; dividends on our money market are at 1.34% per month, earning between \$134 - \$165 per month. Monthly income from condo fees continues to be our main source of revenue.

Regular expenses: utilities; insurance; Kwik Kill Pest Control; trash and recycling pick up; snow removal and salting; lawn care and landscaping; and management fees. There was an additional charge for after-hours repair of a minor "pin hole" gas leak inside a unit. There was no building-wide threat from this incident.

Klaila commented that the Association's accounts are super healthy because of good management from Zeichert and Schilling.

Before the management report was given, there was a short discussion about some of the many problems with former management company Carryl. An attendee asked if a bad online review of that company had ever been written. Klaila responded that none had been written but that she would do so. There was another comment about Titan, the company that installed the last garage door which had caused such major problems. Klaila said she would write a review of that company as well.

Management Company Report

As Schilling was not in attendance Klaila reviewed recent and upcoming management activities. She said that more activity is happening in the commercial space with new owner Imagine Academy. In answer to a question about the organization, McArdell explained that it works with young people, including those with specific needs such as children on the spectrum. It has a gym and other activities for the children. The discussion continued that the former renter of Unit #1 in the commercial space has moved out. Of the seven total commercial units in the building, that unit is one of the four commercial units still for sale. It seems that Imagine Academy, which purchased three of the seven units, probably has first right of refusal if offers to purchase any of the remaining four commercial units come up. It appears that for now they intend to see how having just the three units works. There was a discussion about the problem of vehicles using Castle's parking lot as a short cut from Nygaard Street to the strip mall. This is now even more of a concern with children coming and going from Imagine. New signage was proposed.

Klaila reported that street address numbers have been replaced on the main entrance door and that the garage door and lift have been replaced. During door replacement management performed a light cleaning while the garage was at least partially empty. A major garage cleaning is scheduled for this summer. It should appear in July on the Appfolio calendar.

The elevator maintenance has been completed. We are in compliance with all state regulations and a new permit has been issued.

Elements will continue to do mowing in 2026. We signed a two-year contract with them at the same price they gave us for this past year. They recently installed mulch around the property and will be completing spring clean-up soon.

The contract for an engineering study of the decks has been signed. An on-site date for the study has not yet been determined. At that time company representatives may need access to decks through some units. Details will follow as they become available.

2025 taxes have been completed.

Klaila said there continues to be a problem with cigarette butts being left around the property, particularly near Castle's fence beside the driveway behind the strip mall. It's also a problem around the retention pond at the back of the building. There was a discussion about who might be leaving the butts. The discussion then continued about people cutting through the lawn between the end of that driveway and the former Mexican restaurant. Signs and cameras were suggested. No decisions were made on how to address either of these problems. It was mentioned that the 'not a thru street' sign has stopped a lot of the traffic that used to use the driveway behind the strip mall when drivers didn't realize it was a dead end.

Blanche Carbonneau said that at one point there was discussion about residents being able to short-term park in the three spaces facing Jackson Street. She asked if that is still the case? Klaila responded that was proposed but no action as been taken. Carbonneau then stated that there is a resident who continues to park in one of the guest spots. It was noted that the vehicle was even parked there as the meeting was being held. Klaila said she would get that information to Schilling so that owner would again be notified and fined. Mazzoni asked if it seems that implementing the parking sticker system is working. It was agreed that having the system is a positive.

The drone inspection required by the insurance company showed that the building's roof is in excellent condition.

Schilling is working on options for work required on the north retention pond.

New Business

A new vinyl fence will soon be installed on the strip mall side of the building. The Board has hired Dane County Fence and Deck to do the work.

Hallway carpet cleaning is scheduled for July. Reminder emails/text messages will go out from management as the date gets closer.

In answer to Klaila's statement that the rug in front of the mailboxes in the lobby has seen better days, Carbonneau volunteer to remove it. It was decided that while the mat in the front entrance is necessary, especially during the winter, there is no need to replace the mailbox rug.

It was also discussed that rusted grills have been left for a long time on the concrete pad behind the commercial units. While this area is available for residents to use their personal grills, it appears the area hasn't been used for some time and the grills have been abandoned. Klaila said she would contact Schilling about sending out a notice to remove rusted grills in the next two weeks, after which any remaining would be trashed.

Klaila said she is looking into cameras to surveil the trash/recycling carrels and the curb to monitor the areas for unauthorized items being discarded.

There was a question about dryer vent cleaning. It was explained that outside vents were cleaned last year. The cost of annual cleanings has been added to the budget. Cleaning the vents from inside each unit is the responsibility of the unit owner.

McArdell noted that carpet cleaning is on the calendar for July 16th & 17th. The garage cleaning is scheduled for July 22nd.

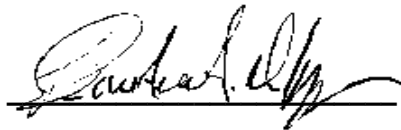
Owner & Resident Concerns

No additional concerns were brought forward.

Mazzoni made a motion to adjourn.
Jo Clark seconded the motion.

Meeting adjourned at 7:40 p.m.

Secretary



Barbara Mazzoni

May 4, 2026

Date Board Approved