



MARINER'S COVE CONDO BOARD OF DIRECTORS MEETING MINUTES

Date: June 25, 2026
Start Time: 6:38 PM
End Time: 7:43 PM
Held on Zoom Library and at owner's location
Zoom Meeting ID: 889 1927 1321 Passcode: 943158

Next Meeting: TBD

Attendance:

VIA ZOOM	IN PERSON AT THE LIBRARY
*Jon Christensen	*Jim Jansen
James Corman	*Steve Clark
Paula Goods	*Kim Seiner
Bill Hofeldt	*Karen Coleman
Colleen Kopp	Mike O'Mara
Sally O'Mara	Dan Marsh
Charles Pycha	Marsha Monroe
Judy Rauwerdink	Eileen Plagge
Steve Simer	Fred Plagge
Rose Yaroch	Bob Wallner
	Charlotte Wellner
	Joan Wickman
	Bruce Wickman
	Pedar Wallner
	* Board Members

I. CALL TO ORDER

Jim Jansen called the meeting to order at 6:34 PM.

II. APPROVAL OF PREVIOUS MINUTES

The first item of business was to approve the minutes from May 28, 2026.

Minutes from May 28 were reviewed and approved at 6:36 PM.

III. FINANCIAL REPORT – presented by Jon Christensen

Reserve Account: \$613,000

Operating Account: \$18,410

Special Assessment Fund: \$178,444 remaining

Delinquencies: 2 owners, totaling **\$100**

Budget Status: 42% of year elapsed; 42% of budget spent (right on target)

No questions from the board or others in attendance.

IV. RATIFICATION OF INTERIM ACTIONS

Storm damaged trees and branches: The board discussed storm damage and tree removal options, deciding to proceed with H & H Arborists a contractor who quoted \$3,631.84 for tree removal and additional trimming work, including addressing a large broken limb in one of the trees behind the 300 building and there are some broken branches in other areas. The Town owns the tree behind the 300 building. They have now given us permission to remove the limb.

H & H Arborists also noted the need to notify DNR about the tree by the water, though the contractors indicated it posed minimal risk to nearby structures. There are also a couple of small trees on the property that are dead or dying. Work should begin mid-July.

Alt's tree service gave us a quote for \$9,505.55 but this covered less trimming and removal than the H & H Arborists.

Irrigation system shutdown at Westport Road: The irrigation system was installed several feet inside the Town's right-of-way. During pavement work, the road construction crew hit into our irrigation system. The Association shut down the affected zone until repairs could be made. Contractors placed caution tape around exposed areas and acknowledged the issue. The Board noted the need for future coordination with the Town to avoid similar disruptions. This shutdown also affected our fish pond outside the club house

Exception for motorized conveyance use granted: The painters and power washers will need lifts for their work. The power washers will start in mid-July and allow the wood to dry before the painters begin on August 3. We have approval from the Town of Westport for the lifts to come onto our property.

Madison Gas & Electric: On June 23 around 1:00 PM, the construction workers hit a gas line causing all the gas lines to be shut off at Mariner's Cove Condos for the safety of all owners. MG&E said they would go to each condo unit and restart all appliances effected by the shutdown. Steve Clark assisted the MG&E workers in gaining access to the units where owners were not at home.

V. ACTION ITEMS STATUS

Roofing, Siding Repairs and Painting Projects:

- Downspouts were clogged with cedar shingle debris from the roof tear-off.
- Gutters were reassembled in pieces without proper sealing.
- Water is overflowing and running behind siding, causing staining and potential rot.
- Some gutters contain dime-sized holes.
- Heavy rainfall results in waterfall-like runoff in multiple locations.
- Prior gutter cleaning did not address downspout blockages.

Board members emphasized:

- Contractors should be held accountable for failing to protect downspouts during tear-off.
- The engineering contract should be reviewed to determine required oversight.
- Videos documenting gutter failures should continue to be collected.

The Board acknowledged that gutter replacement may be necessary and will require further evaluation.

There are significant issues with gutters and flashing that need attention, particularly around buildings 100 and 400. We will look into our contracts to understand who is responsible for repair work. Participants reviewed close-up observations showing the drip edge set about an inch and a half from the wall and a large hole that routes water behind new siding. They agreed the condition appears to be a roofing/flashings fault that requires roofer inspection. They acknowledged photographic evidence was taken to clarify the defect and confirmed that multiple similar locations exist.

Door replacement: The outside side doors into building 200, 300 and 500 will be replaced by SCS Building and Remodeling. These doors definitely have to be replaced

because the bottom hinge is completely rusted through and cannot be attached again,, as well as doors where the handle needs to be replaced and the bottom hinge is very rusty but isn't compromised yet. All door panels are 79x35 5/8". Work will proceed upon delivery.

Chimney cap and surround repairs: We are hopeful that the siding workers may be able to attach the chimney cap and surrounding cover when they are on the roofs to make final repairs

Boardwalk repair/upgrade: The boardwalk was damaged during the winter when heavy equipment tried to cross the bridge area. Mariner's Cove residents discussed the need for improved access to the lakefront, emphasizing safety and usability concerns with the current 40-year-old dock bridge. The board reviewed contractor bids ranging from \$24,900 to \$96,000 for repairs, with some members advocating for a temporary fix while others favored building a better structure if county permits can be obtained. The discussion included considerations about liability and whether to prioritize this project over other needed improvements like the pool fence. Pedar Waller and Mike O'Mara suggested REPAIR rather than REPLACE since repair can be done without a permit and will be much quicker to complete so all residents can enjoy the remaining weeks of summer.

Gutter issues and bat control: The group discussed widespread gutter problems including holes, unsealed pieced-together sections, and downspouts clogged with roofing and cedar shingle debris from the tear-off. They also raised the need to hold the roofing contractor and the project engineer accountable and to review contract terms and withheld funds for sign-off.

Temporary sealant may fix some gutter holes short-term, but extensive gutter replacement will likely be required for a durable solution.

There is a question of contractor and engineer accountability; participants plan to review the contract and withheld funds relative to engineer sign-off.

Attendees reviewed deteriorated decorative vent screening throughout the property that is allowing birds and bats into attics and elevator towers particularly in the 500 building where bats have been observed. The group stressed bat guano toxicity and the urgency created by rising temperatures that will make attic work harder. They debated options for replacing the old screening, considering both interior and exterior installation of new metal screening, with cost and aesthetic concerns (ability to paint the screening to match the building) being key factors in the decision-making process. They agreed to have the current contractor install screening on a few vent towers as a test to

evaluate feasibility, workmanship, and cost, using an estimated budget of approximately \$100 per vent.

An internal repair—accessing the elevator tower from inside—appears significantly more difficult. Gaining entry would require cutting an opening in the tower ceiling, and the team would need to confirm that the interior flooring is strong enough to safely support a worker.

Deteriorated attic/stairwell screening is allowing birds and bats into buildings, and a contractor will return next week to continue exclusion work.

- Pre-made commercial round vent covers and molded plastic replacements were proposed as potential long-term solutions that could reduce ongoing maintenance and painting.

- There are roughly 62 vent towers on the property and about 40 associated with stairwell/elevator towers, creating significant scope for remediation.

Handicap Railings in Clubhouse: Karen met with Eric Johnson on June 23, 2026, at 5:00 PM in the Club House to review the locations where handrails are needed and to discuss options for adding a second handrail on the stairway leading to the party room.

For the bathrooms, both agreed that the most secure solution is to install one 24"–36" handrail on the wall next to the toilet in both the women's and men's restrooms. Karen asked whether a second handrail could be mounted on the side of the sink cabinet, but Eric advised that the cabinet surface is not structurally sound enough and a rail installed there would likely pull out.

Regarding the second stairway handrail, Eric suggested constructing a wooden support structure. Karen provided a metal alternative for him to evaluate. Eric will determine which option is feasible and arrange an installation date for the week of July 13 or mid-July. No official date has been set.

Outdoor Faucet Opening: All owners with interior access to their outdoor water-faucet shutoff valves were notified, and many had already turned on their faucets by late April and early May. All faucets are now on and functioning properly.

Key Fob/Security System Issues: Our current fob system requires updating or replacement. Sheila has a vendor she works with regularly, and we may evaluate that system as a potential option.

Westport Road Rebuild: Work has begun on the Westport Road rebuild. Construction activities remain weather dependent. While rainfall may temporarily affect roadway

conditions, the contractor continues to work diligently even though the work is roughly one month behind schedule.

The irrigation system was shut down due to construction work affecting the pavement installation.

There was some damage done when workers hit into a gas line. Madison Gas & Electric was contacted and all gas was shut off. Gas was gradually returned to all owners by the next day.

VI. NEW BUSINESS

Brickson Park Road Vacation proposal. Mariner's Cove members discussed a property dispute involving a triangle-shaped piece of land that the town wants to transfer to the Twings property. Under a 1990 agreement, four lots have an easement through Mariner's Cove property, requiring them to maintain road access regardless of future development. Mariner's Cove proposed going to the Twings to negotiate, requesting that if the triangle must be given away, it should go to Mariner's Cove instead to maintain access rights, rather than becoming part of the Twings' property where they might lose access entirely. They debated whether to pursue ownership of this land, with concerns about maintenance responsibilities and potential impact on emergency vehicle access. The discussion focused on whether to approach the Twings about potentially taking ownership of the property, though there was uncertainty about who legally owns the discontinued roadway. The group also considered the practical implications of the 20-foot rectangle portion that would affect the Twing's property, noting it would only slightly encroach on existing pavement where the Twing's already have structures like trees, a mailbox, and parked cars.

The Brickson Park Road discontinuance notice lacked explanation and caused confusion, prompting the association to pause action and meet to understand implications.

Historical background of Brickson Park Road, development agreements, and parcel changes: participants reviewed the development history from the late 1980s/1990s, including the Von Rutenberg/developer/town agreement that vacated Brickson Park Road, life-estate transfers, and how parcels and rights-of-way were reallocated under the 1990 agreement.

Map review and identification of the 20-foot wedge and triangle

The group examined overlays and maps showing the 20-foot wedge the Twings requested and a triangular parcel the town added to the proposed conveyance, and clarified the Twing's original request was to orient a garage using the rectangle of land.

The disputed area includes a 20-foot-wide wedge adjacent to the Twing's lots and an additional triangular parcel the town included in its draft conveyance. Attendees discussed that four waterfront lots retain easement access across association land per the 1990 agreement, that the association must maintain the roads with no reimbursement, and that the town could force construction of Hanson's Landing Road under the original developer agreement as a penalty. The 1990 development agreement granted easements guaranteeing access across association property to the four waterfront lots, obligating the association to maintain the roads without reimbursement.

The association agreed the triangle cannot be privately owned because it could be blocked and restrict access; the preferred strategy is to approach the Twings to secure their buy-in to limit conveyance to the rectangle and to jointly negotiate with the town, and to accept the triangle only if the town conveys it to the association.

Statute requires discontinued roadway be returned to prior owners if known or divided among adjacent landowners; the town's notice did not identify the recipient.

The group prefers to work with the Twings to permit the rectangle transfer but to prevent the triangle from becoming private; they would accept the triangle if the town conveys it to the Association.

Neighbor walking on our walkways: The Board discussed the trespassing issue of a neighbor who has been walking on our private property despite being asked to stop. He has continued to walk at Mariner's Cove and this owner feels very uncomfortable with his presence. Some members voiced their concern about feeling unsafe while others suggested being more welcoming to neighbors. The gentleman will be informed that he can no longer walk on Mariner's Cove property.

VII. COMMITTEE REPORTS

Landscape: Things are on hold until power washing, siding and painting is completed.

Marina: A new pump was purchased and is working well. Mike O'Mara planned to stock the ponds in front of the club house but the road construction workers damaged our irrigation system which had to be shut down and is awaiting repair.

Hospitality: July 10 will be our second Happy Hour on the Riverwalk at 5:30 PM. Bring a lawn chair or a blanket to sit on, a snack to share and a beverage to drink. Hope to see you there!

Website Advisory Board: After careful review, the issues of security on our website seem to be normal and we will consistently monitor any questionable issues.

Website Development: Marsha Monroe has organized the Board Only web page to include a listing of our VENDORS. This document contains pertinent information, contacts, phone numbers, contracts (if applicable). This will be an extremely useful and quick reference source of information.

- Maintain the complete vendor list on the board section of the website
- Update and maintain the "projects pending" list on the board section of the website.

Website Survey: Due to the length of the meeting, this topic will be presented at the next month.

VIII. OWNER'S FORUM

IX. ADJOURN: 8:45 PM