

Glacial Oaks Homeowners Association

Minutes – September 8, 2026

The annual meeting of the Glacial Oaks Homeowners Association was held on September 7, 2026. The meeting was called to order at 7:03 p.m. by Vice President, Doug Bohachek.

Introductions

In attendance: Doug Bohachek, Thomas Freitag, Matt Ripp, Josef Tofte, Ed Batton, Michiko Lattyak, Kimberly Massey, Jeff Post and Ann Post.

Open Discussion - HOA Members in Attendance - No open discussion

Minutes – Motion to pass. The minutes of the last annual meeting were summarized and approved unanimously.

President Report - Loren not in attendance.

Vice President Report - No Report

Secretary/Treasurer Report – Thomas Freitag read the Treasurer's report. Balance as of 8/31/25 is \$7,997.42.

The members present at the 2025 annual meeting had decided to set dues at \$35 for 2026.

One property owner has not paid 2019, 2020, 2021, 2022, 2023, 2025 and 2026 dues.

One property owner has not paid 2021, 2022, 2023, 2025 and 2026.

One property owner has not paid 2022, 2023, 2025 and 2026 dues.

Two property owners have not paid 2023, 2026 and 2026 dues.

Three property owners have not paid 2023 and 2025 dues.

Two property owners have not paid 2025 and 2026 dues.

Old business

- **Quarry Discussion** - An update on the Quarry blasting was provided by Ed. The old blasting company was removed and replaced by a new company who visited Ed to follow up on concerns he had expressed. The new blasting company indicated that unlike the prior company, any new blasting would be implemented in smaller increments and size to reduce noise and disruption to area residents. A contact card was left with Ed if we would like to reach out to them in the future.
- **Dues Discussion and Vote** - To keep the HOA strong and well financed it was agreed to keep dues in place for 2027. Several topics were discussed to enhance collection of dues. Doug Bohachek and Kim Massey motioned to set dues at \$35 for 2027 and to talk with the bank about options for a risk free higher yield on the HOA account ie. money market or similar. The motion passed unanimously.

New business

- Election of HOA Officers and Design Review Committee Members - Discussions were opened for any new nominations to the HOA Board or Design Review Committee. Seeing no new nominations Jeff and Ann Post motioned to re-elect the current slate of officers and design review committee members if willing to serve. All current officers and design review committee members indicated willingness to serve and the motion passed unanimously. Loren Imhoff (President), Doug Bohachek (Vice President) and Thomas Freitag (Secretary/Treasurer) were elected as officers of the HOA. Loren Imhoff, Doug Bohachek, Thomas Freitag and Matt Ripp were elected as design review committee members.
 - As a reminder, per the HOA Covenants, all property owners need approval from the Design Review Committee for the following (but not limited to); alterations or improvements to their property that are visible from outside, such as significant changes in the landscaping or siding, driveway, additional buildings, and new home plans. Please review the recorded Covenants for further information or feel free to reach out to the Design Review Committee with questions.
- Discussion of proposed shared driveway for Lot 6 - It has come to the attention of the HOA that the owners of the Lot 6, Ripp 4 LLC have expressed interest in using Lot 6 as a conduit to access three lots to the North. While Ripp 4 LLC has not formally submitted any information to the HOA we have been advised by both the Town and Village that discussions are ongoing. Upon review of the Glacial Oaks Estates covenants, page 10 in section X1. General Restrictions part D. Restriction. Part D reads, 'No Lot shall be used in whole or in part as a public or private thoroughway for vehicular traffic'. During the discussion members expressed concerns about Lot 6 being used as a conduit for expansion to the North as it did not take into consideration concerns many homeowners on Gils Way in both the Village and Town may share. Concerns primarily focused on the lack of access to this road from downtown Cross Plains and the circuitous route, through the Village on Gils Way and through the Town of Cross Plains on Gils Way resulting in a significant increase in traffic for residents in both neighborhoods. However the primary concern was the intention to use Lot 6 as a thoroughway in violation of the HOA's covenants. Motion by Ed Batton and seconded by Doug Bohachek authorizing the HOA board to seek a legal review of the HOA's bylaws to confirm the HOA Board/Design Review committee's interpretation that crossing Lot 6 to reach lots outside of the HOA would indeed be a restricted use. Motion approved unanimously.

The meeting was adjourned at 8:40 p.m.

Minutes respectfully submitted,
On behalf of the Glacial Oaks HOA Board
Secretary/Treasurer

