

ISSUES WE FACE SINCE DECLARATION & BYLAW CHANGES HAVE NOT PASSED

- The current corporation's name is not reflected in our 1982 Declaration.
- Our declaration states 253 individually owned units. Unit# 198 and Unit# 199 are the parking lot in front of the clubhouse. Not voting members.
- We cannot restrict voting privileges of an owner who have a lien against their unit.
- Quorum for meetings remain at 50% plus 1 and owners must be present in person or proxy.
- Email and electronic communication are not valid methods of communication with owners.
- Virtual meetings are not addressed.
- Involuntary sale section conflicts with the Wisconsin statutes.
- Many of the restrictions within the declaration have not been enforced, so without further adjustments we proposed the association is vulnerable to claims of arbitrary enforcement

Notes from Our Legal Council on September 4, 2025