TRAPPER'S CANYON CONDOMINIUM
UNIT OWNERS' ASSOCIATION, INC.
12-unit condominium · Sauk County, Wisconsin

Board Resolution 2026-01

Special assessment and payoff if a unit sells

The Board adopted this on May 23rd, 2026.

On May 23, 2026 the owners approved a $5,000 special assessment on each of the 12 units for exterior work. Ten units were represented. The vote was 7 yes, 1 no, and 2 abstentions. That vote still stands.

Officers. The Board confirms these officers: Teresa (Terri) Lucke, President; Scot Brecklin, Vice President; Tina Gissal, Secretary and Treasurer.

What each unit owes. Each unit owes $5,000. That is $60,000 total.

How owners may pay. Owners keep the three choices from the annual meeting:

1. Pay $5,000 in one payment.
2. Pay $2,500 by June 1, 2027 and $2,500 by June 1, 2028.
3. Pay extra with monthly dues for 24 months starting June 2026: $208.41 the first month and $208.33 each month after that.

If a unit sells. If a unit is sold or transferred before the $5,000 is paid in full, the rest is due at closing. PMC must put the remaining balance on the payoff statement, not just the next installment.

Assessment money and the loan. Assessment collections will be used to prepay loan principal when a loan is in place.

Late payments. Unpaid amounts are a lien on the unit and can be collected under our late-payment policy, including the $25 late fee.

Who may sign. Any two of the officers named above may sign Association papers on this assessment on behalf of Trapper's Canyon Condominium Unit Owners' Association, Inc. Two signatures bind the Association.

Signed on behalf of Trapper's Canyon Condominium Unit Owners' Association, Inc.:

Signature: Teresa Lucke
Printed name: Teresa (Terri) Lucke
President
Date: 10-1-26

Signature: Scot Brecklin
Printed name: Scot Brecklin
Vice President
Date: 10-8-2026

Signature: Tina Gissal
Printed name: Tina Gissal
Secretary / Treasurer
Date: 10-1-2026