



CHILDREN'S POOL RESURFACING CONTRACT

Date: 5/30/2025

Owner Address: Wild Eagle Lodge
4443 Chain O' Lakes Road
Eagle River, WI 54521

Attn: Chris Grebe Chris Bruno

Phone: 920 428 2529 847 254 2365

Email: chris.grebe@hotmail.com chris.bruno@sbcglobal.net

SCOPE OF SERVICES

Neuman Pools, Inc. (NPI) proposes to complete the following scope of work including all labor and materials.

- Remove all loose and delaminating plaster from the pool.
- Preparation of the surface to accept the new plaster finish. NPI will chip the existing pool finish down from the waterline tile by approximately 12" to blend the new plaster finish to the existing tile face.
- Remove the waterline tile.
- Remove the existing finish around all pool fittings and fixtures to allow the new plaster surface to taper into the existing fittings or tile surfaces.
- Apply a polymer modified cement-based coating to improve bonding between plaster coats.
- Interior pool finish to be a quartz aggregate finish composed of a combination of durable quartz aggregate and enhanced Portland cement, accented with colored quartz aggregate.
- Pool finish will be chemically washed for color enhancement.
- Install a 6" band of water line tile around the perimeter of the pool. Tile is a 6" x 6" matte finished tile from NPI standard line.
- Existing embedded fittings will remain in place and new faceplates and drain grates will be installed.
- All existing pool copings will remain in place.

PRICING

Subtotal: \$ 40,599.00

5.5% Tax: \$ 2,232.95

Total: \$ 42,831.95

INITIAL CB

OPTION 1: MICRO GLASS

- Application of Microglass Surface Densifier to the finish to help protect against staining.

BUILDING YOUR IMAGINATION

W9684 Beaverland Parkway | PO Box 413 | Beaver Dam, WI 53916 | 920-885-3366 | neumanpools.com

WISCONSIN LIEN RIGHTS

As required by Wisconsin Construction Lien Law, NEUMAN POOLS, INC. hereby notifies the Owner that persons or companies furnishing labor or materials for construction on Owner's land may have lien rights on Owner's land and buildings, if not paid. Those entitled to lien rights, in addition to NEUMAN POOLS, INC., are those who contract directly with the Owner, or those who give the Owner notice within 60 days after they first furnish labor or materials for the construction improvement. Accordingly, Owner probably will receive notices from those who furnish labor or materials for the construction improvement and should give a copy of each notice received to his mortgage lender, if any. NEUMAN POOLS agrees to cooperate with the Owner and their lender, if any, to see that all potential lien claims are duly paid.

CONDITIONS OF SALE

1. Owner shall provide access for power excavating equipment and trucks, and remove trees, shrubs, fences, and other obstructions including underground pipelines and wires.
2. Builder shall return pool site to rough grade, but will not be responsible for damage to grass, shrubs, walks, or driveways caused by normal performance of work.
3. If underground obstructions such as rock or unusual amounts of water are encountered during excavation, additional costs will be incurred.
4. Builder shall instruct the Owner of his Representative in the operation of all equipment at completion and filling of pool. At this time chemicals are required and shall be supplied by the Buyer.
5. Electric power and water for construction purposes shall be furnished by the Buyer at no charge to the Contractor.
6. All measurements are water line measurements and are subject to a 1% permissive variance either way. The Buyer further agrees to hold the Contractor harmless from loss or additional cost or expense, should this variance occur.
7. All materials used in construction shall remain the property of the Contractor until fully paid, and all surplus materials are to remain the property of the Contractor.
8. Buyer's and Contractor's representations, limitations, and responsibilities: The Contractor agrees to perform the work in a good and workmanlike manner with reasonable dispatch in accordance with the attached specifications which set forth a custom-built pool, but do not necessarily duplicate any particular photograph.
9. Title and ownership to equipment and accessories described in the Agreement, whether or not affixed to Buyer's realty, shall remain the property of the Contractor until the total price of the pool has been paid. None of such equipment or accessories shall be deemed to become part of the real property regardless of the completeness of their obligation until such time of entire payment. In the event of non-payment, the Contractor may without notice enter upon the premises and remove said equipment and accessories. The Contractor will then apply the reasonable value of the removed items, less costs, and expenses of removal, against the unpaid balance.
10. Builder shall pay all applicable sales tax and carry adequate insurance covering liability and workmen's compensation.
11. Outdoor pools will require "winterizing" at the end of the swimming season. This is the responsibility of the Owner. We recommend you hire us to do this for you at least the first year.
12. Extra work (work performed outside the contract) must be approved in writing by the Owner and the Contractor.
13. Changes or alterations made to the installation performed by Neuman Pools, Inc., including pool accessories such as ladders and the like equipment with Owner's consent, except changes or alterations performed by Neuman Pools, Inc., shall be at Owner's sole risk. Neuman Pools, Inc. shall not be responsible for defects or damages to the pool installation caused by other contractors or tradesman of any kind of character arising from improper maintenance, supervision, or neglect of the pool installation by Owner, who shall hold Neuman Pools, Inc. harmless, therefore.
14. It is the responsibility of the Owner to supply and fill the pool with water. It is also the responsibility of the owner to make sure that the quality of water used is such that it will not be harmful to the pool's interior finish and equipment. Neuman Pools, Inc. will assist you in determining the quality of your fill water, and give you options of treatment. Filling with unsuitable water will void the warranty.

WARRANTY TERMS

Contractor makes the following limited warranties of its work, subject to the limitations and restrictions in Paragraph d. hereof:

1. Contractor warrants its workmanship to be free from defects for one (1) year from date of completion. Contractor shall remedy defects of workmanship, which occur within the warranty period, without cost to the Owner. Contractor's work as used herein shall include work of Subcontractors employed by the Contractor and shall not include any work performed by other contractors separately from the Contract by Owner.

2. Waterline tile and plaster applied to the pool shell by Contractor are guaranteed against defects in materials and workmanship for one (1) year from the date of completion of plastering the pool. Walks and decking are not warranted against normal cracking, checking, raising, settling, or discoloration, and plaster is not guaranteed against discoloration or staining. Contractor assumes no responsibility for quality of water used to fill pool, or any damage caused by high water.
3. The following limitations to Contractor's warranties shall apply:
 - a. Contractor's performance under the terms and provisions of its warranties shall not be required, until final payment of the full Contract has been made.
 - b. Contractor shall not be responsible for the cost of labor to remedy defects in material so purchase assemblies. Purchased assemblies (for example; filtration system, water treatment equipment, etc.) or materials (for example: concrete, caulking, chemicals, etc.) used in this installation are subject only to manufacturer's or processor's warranty of fitness and from defects in manufacture. Contractor makes no warranty expressed or implied as to such assemblies of materials, except that the same will be installed in accordance with specifications, which occur during the warranty period.
 - c. Contractor's warranties shall not apply to damage to any part of the swimming pool shell, circulation piping, deck, or equipment, resulting from natural causes or acts of God, including earthquakes, ground swells, inundation's, ground or hillside motion, landslides, or any natural or accidental cause of peril resulting from storms, surface drainage, floods, war, riot, or damage caused by negligent or willful acts of person(s) other than Contractor, its Subcontractors, or employees.
 - d. Contractors shall not be responsible for damage to the swimming pool shell if the Owner causes the pool to be emptied of water.
 - e. Owner shall notify Contractor within seven (7) days of discovery of any defect in the pool, equipment, or accessories; otherwise, the Contractor's warranty shall be void. No warranty repair expense by the Owner shall be a valid claim under Contractor's warranties, unless the Contractor is given written notice as provided herein, and a reasonable time to obtain parts or equipment, and to repair the defects.



POOL RESURFACING CONTRACT

Date: 5/30/2025
Owner Address: Wild Eagle Lodge
4443 Chain O' Lakes Road
Eagle River, WI 54521

Attn: Chris Grebe Chris Bruno
Phone: 920 428 2529 847 254 2365
Email: chris.grebe@hotmail.com chris.bruno@sbcglobal.net

SCOPE OF SERVICES

Neuman Pools, Inc. (NPI) proposes to complete the following scope of work including all labor and materials.

- Remove all loose and delaminating plaster from the pool.
- Preparation of the surface to accept the new plaster finish. NPI will chip the existing pool finish down from the waterline tile by approximately 12" to blend the new plaster finish to the existing tile face.
- Remove the waterline tile.
- Remove the existing finish around all pool fittings and fixtures to allow the new plaster surface to taper into the existing fittings or tile surfaces.
- Apply a polymer modified cement-based coating to improve bonding between plaster coats.
- Interior pool finish to be a quartz aggregate finish composed of a combination of durable quartz aggregate and enhanced Portland cement, accented with colored quartz aggregate.
- Pool finish will be chemically washed for color enhancement.
- Install a 6" band of water line tile around the perimeter of the pool. Tile is a 6" x 6" matte finished tile from NPI standard line.
- Install new tile accents on the pool steps. Tile is a 2" x 2" bullnose matte finished tile from NPI standard line.
- Existing embedded fittings will remain in place and new faceplates and drain grates will be installed.
- All existing pool copings will remain in place.

PRICING

Subtotal: \$ 54,368.00
5.5% Tax: \$ 2,990.24
Total: \$ 57,358.24

INITIAL CB

OPTION 1: MICROGLASS

- Application of Microglass Surface Densifier to the finish to help protect against staining.

BUILDING YOUR IMAGINATION

W9684 Beaverland Parkway | PO Box 413 | Beaver Dam, WI 53916 | 920-885-3366 | neumanpools.com

OPTION 1: PRICING

Subtotal: \$ 5,985.00
5.5% Tax: \$ 329.18
Total: \$ 6,314.18

INITIAL CB

NOTES

- Draining and filling of the pool is not included.
- Owner to provide lodging for the NPI crew for the duration of the work.
- NPI policy is to schedule jobs only after signed contracts and initial payments are received at our office. Project schedule will be mutually agreed upon by both parties at that time.
- Pool interior finishes are a hand finished natural material and therefore some color variation will occur.
- Adjusting and maintaining the pH, total alkalinity, and calcium hardness of the pool water to the manufactures recommended levels is the owner's responsibility. Failure to do so will result in damage to the pool finish.
- Special precautions must be made for pool leaking ground water and/or those below the water table. Dewatering or additional repair will be completed at an additional cost with prior authorization.
- Neuman Pools has included an initial broom swept cleaning of the pool area, final cleaning is by others.
- Additional work must have prior approval and will be performed for a lump sum amount or billed on a time and material basis.

PAYMENT TERMS

10% Initial payment with signed proposal; monthly progressive payments for work completed

SIGNATURES

Owner has read and understands the payment terms, conditions, warranty terms and lien rights. For the Contract to be valid, Conditions of Sale, Warranty Terms and Lien Rights must be attached to this Contract.

Neuman Pools, Inc.

Owner

Signature: _____

Mark Othmer – Commercial Renovation Solutions

Date: _____

Signature: Chris Brun As Board President for

Print Name / Title: Chris Brun / Board President
with Eagle Lodge

Date: 6/2/2025

WISCONSIN LIEN RIGHTS

As required by Wisconsin Construction Lien Law, NEUMAN POOLS, INC. hereby notifies the Owner that persons or companies furnishing labor or materials for construction on Owner's land may have lien rights on Owner's land and buildings, if not paid. Those entitled to lien rights, in addition to NEUMAN POOLS, INC., are those who contract directly with the Owner, or those who give the Owner notice within 60 days after they first furnish labor or materials for the construction improvement. Accordingly, Owner probably will receive notices from those who furnish labor or materials for the construction improvement and should give a copy of each notice received to his mortgage lender, if any. NEUMAN POOLS agrees to cooperate with the Owner and their lender, if any, to see that all potential lien claims are duly paid.

CONDITIONS OF SALE

1. Owner shall provide access for power excavating equipment and trucks, and remove trees, shrubs, fences, and other obstructions including underground pipelines and wires.
2. Builder shall return pool site to rough grade, but will not be responsible for damage to grass, shrubs, walks, or driveways caused by normal performance of work.
3. If underground obstructions such as rock or unusual amounts of water are encountered during excavation, additional costs will be incurred.
4. Builder shall instruct the Owner of his Representative in the operation of all equipment at completion and filling of pool. At this time chemicals are required and shall be supplied by the Buyer.
5. Electric power and water for construction purposes shall be furnished by the Buyer at no charge to the Contractor.
6. All measurements are water line measurements and are subject to a 1% permissive variance either way. The Buyer further agrees to hold the Contractor harmless from loss or additional cost or expense, should this variance occur.
7. All materials used in construction shall remain the property of the Contractor until fully paid, and all surplus materials are to remain the property of the Contractor.
8. Buyer's and Contractor's representations, limitations, and responsibilities: The Contractor agrees to perform the work in a good and workmanlike manner with reasonable dispatch in accordance with the attached specifications which set forth a custom-built pool, but do not necessarily duplicate any particular photograph.
9. Title and ownership to equipment and accessories described in the Agreement, whether or not affixed to Buyer's realty, shall remain the property of the Contractor until the total price of the pool has been paid. None of such equipment or accessories shall be deemed to become part of the real property regardless of the completeness of their obligation until such time of entire payment. In the event of non-payment, the Contractor may without notice enter upon the premises and remove said equipment and accessories. The Contractor will then apply the reasonable value of the removed items, less costs, and expenses of removal, against the unpaid balance.
10. Builder shall pay all applicable sales tax and carry adequate insurance covering liability and workmen's compensation.
11. Outdoor pools will require "winterizing" at the end of the swimming season. This is the responsibility of the Owner. We recommend you hire us to do this for you at least the first year.
12. Extra work (work performed outside the contract) must be approved in writing by the Owner and the Contractor.
13. Changes or alterations made to the installation performed by Neuman Pools, Inc., including pool accessories such as ladders and the like equipment with Owner's consent, except changes or alterations performed by Neuman Pools, Inc., shall be at Owner's sole risk. Neuman Pools, Inc. shall not be responsible for defects or damages to the pool installation caused by other contractors or tradesman of any kind of character arising from improper maintenance, supervision, or neglect of the pool installation by Owner, who shall hold Neuman Pools, Inc. harmless, therefore.
14. It is the responsibility of the Owner to supply and fill the pool with water. It is also the responsibility of the owner to make sure that the quality of water used is such that it will not be harmful to the pool's interior finish and equipment. Neuman Pools, Inc. will assist you in determining the quality of your fill water, and give you options of treatment. Filling with unsuitable water will void the warranty.

WARRANTY TERMS

Contractor makes the following limited warranties of its work, subject to the limitations and restrictions in Paragraph d. hereof:

1. Contractor warrants its workmanship to be free from defects for one (1) year from date of completion. Contractor shall remedy defects of workmanship, which occur within the warranty period, without cost to the Owner. Contractor's work as used herein shall include work of Subcontractors employed by the Contractor and shall not include any work performed by other contractors separately from the Contract by Owner.
2. Waterline tile and plaster applied to the pool shell by Contractor are guaranteed against defects in materials and workmanship for one (1) year from the date of completion of plastering the pool. Walks and decking are not warranted against normal

cracking, checking, raising, settling, or discoloration, and plaster is not guaranteed against discoloration or staining. Contractor assumes no responsibility for quality of water used to fill pool, or any damage caused by high water.

3. The following limitations to Contractor's warranties shall apply:

- a. Contractor's performance under the terms and provisions of its warranties shall not be required, until final payment of the full Contract has been made.
- b. Contractor shall not be responsible for the cost of labor to remedy defects in material so purchase assemblies. Purchased assemblies (for example; filtration system, water treatment equipment, etc.) or materials (for example: concrete, caulking, chemicals, etc.) used in this installation are subject only to manufacturer's or processor's warranty of fitness and from defects in manufacture. Contractor makes no warranty expressed or implied as to such assemblies of materials, except that the same will be installed in accordance with specifications, which occur during the warranty period.
- c. Contractor's warranties shall not apply to any part of the swimming pool shell, circulation piping, deck, or equipment, resulting from natural causes or acts of God, including earthquakes, ground swells, inundation's, ground or hillside motion, landslides, or any natural or accidental cause of peril resulting from storms, surface drainage, floods, war, riot, or damage caused by negligent or willful acts of person(s) other than Contractor, its Subcontractors, or employees.
- d. Contractors shall not be responsible for damage to the swimming pool shell if the Owner causes the pool to be emptied of water.
- e. Owner shall notify Contractor within seven (7) days of discovery of any defect in the pool, equipment, or accessories; otherwise, the Contractor's warranty shall be void. No warranty repair expense by the Owner shall be a valid claim under Contractor's warranties, unless the Contractor is given written notice as provided herein, and a reasonable time to obtain parts or equipment, and to repair the defects.



WHIRLPOOL RENOVATION CONTRACT

Date: 5/30/2025
Site Address: Wild Eagle Lodge
4443 Chain O' Lakes Road
Eagle River, WI 54521
Attn: Chris Grebe Chris Bruno
Phone: 920 428 2529 847 254 2365
Email: Chris.grebe@hotmail.com Chris.bruno@sbcglobal.net

SCOPE OF SERVICES

- Preparation of the surface to accept the new plaster finish. NPI will chip the existing whirlpool finish down from the waterline tile by approximately 12" to blend the new plaster finish to the existing tile face.
- Removal of waterline tile.
- Remove the existing finish around all whirlpool fittings and fixtures to allow the new plaster surface to taper into the existing fittings or tile surfaces.
- Apply a polymer modified cement-based coating will improve bonding between plaster coats.
- Interior whirlpool finish to be a quartz aggregate finish composed of a combination of durable quartz aggregate and enhanced Portland cement, accented with colored quartz aggregate.
- Whirlpool finish will be washed with a diluted acid and water mixture for color enhancement.
- Install new tile accents on the whirlpool steps and bench. Tile is a 2"x 2" bullnose matte finished tile from NPI standard line.
- Install a 6" band of water line tile around the perimeter of the whirlpool. Tile is a 6"x 6" matte finished tile from NPI standard line.
- Install new tile depth markers in the waterline tile per state code.
- Provide and install 1 Pentair White LED pool light. Final electrical connections to be completed by a qualified electrician.
- Existing embedded fittings will remain in place and new faceplates and drain grates will be installed.
- All existing whirlpool coping will remain in place.

PRICING – VALID FOR 30 DAYS

Subtotal: \$ 43,726.00
5.5% Tax: \$ 2,404.93
Total: \$ 46,130.93

INITIAL CB

BUILDING YOUR IMAGINATION

W9684 Beaverland Parkway | PO Box 413 | Beaver Dam, WI 53916 | 920-885-3366 | neumanpools.com

OPTION 1: MICROGLASS

- Application of Microglass Surface Densifier to the finish to help protect against staining.

OPTION 1: PRICING

Subtotal: \$ 4,295.00
5.5% Tax: \$ 236.23
Total: \$ 4,531.23

INITIAL CB

NOTES

- Draining and filling of the whirlpool is not included.
- Owner to provide lodging for the NPI crew for the duration of the work.
- NPI policy is to schedule jobs only after signed contracts and initial payments are received at our office. Project schedule will be mutually agreed upon by both parties at that time.
- The existing surface is assumed to have a solid bond to the whirlpool shell at the time of bidding. Prior to demolition, NPI will "sound" the shell to determine if there exists sections of non-binding whirlpool finish. These areas will need to be removed and replaced at an additional cost. Prior to removal of these areas, additional costs will need to be authorized in writing.
- If the surface has been painted, stained, or cannot be properly cleaned, sandblasting or water blasting may be required at an additional cost.
- Whirlpool interior finishes are hand finished natural material and therefore some color variation will occur.
- Adjusting and maintaining the pH, total alkalinity, and calcium hardness of the whirlpool water to the manufactures recommended levels is the owner's responsibility. Failure to do so will result in damage to the whirlpool finish.
- Special precautions must be made for whirlpool leaking ground water and/or those below the water table. Dewatering or additional repair will be completed at an additional cost with prior authorization.
- Neuman Pools has included an initial broom swept cleaning of the whirlpool area; final cleaning is by others.
- Additional work must have prior approval and will be performed for a lump sum amount or billed on a time and material basis.

PAYMENT TERMS

10% Initial payment with signed proposal; monthly progressive payments for work completed

SIGNATURES

Owner has read and understands the payment terms, conditions, warranty terms and lien rights. For the Contract to be valid, Conditions of Sale, Warranty Terms and Lien Rights must be attached to this Contract.

Neuman Pools, Inc.

Signature: _____

Mark Othmer – Commercial Renovation Solutions

Date: _____

Owner

Signature: Chris Bruno As Board President for Wild Eagle Lodge

Print Name / Title: Chris Bruno / Board President

Date: 6/2/2025

WISCONSIN LIEN RIGHTS

As required by Wisconsin Construction Lien Law, NEUMAN POOLS, INC. hereby notifies the Owner that persons or companies furnishing labor or materials for construction on Owner's land may have lien rights on Owner's land and buildings, if not paid. Those entitled to lien rights, in addition to NEUMAN POOLS, INC., are those who contract directly with the Owner, or those who give the Owner notice within 60 days after they first furnish labor or materials for the construction improvement. Accordingly, Owner probably will receive notices from those who furnish labor or materials for the construction improvement and should give a copy of each notice received to his mortgage lender, if any. NEUMAN POOLS agrees to cooperate with the Owner and their lender, if any, to see that all potential lien claims are duly paid.

CONDITIONS OF SALE

1. Owner shall provide access for equipment and trucks.
2. Draining the pool just prior to work starting is the responsibility of the owner.
3. Builder will not be responsible for damage to grass, shrubs, walks, or driveways, etc. caused by normal performance of work.
4. Filling of the pool and chemical treatment is by the owner.
5. Electric power and water for construction purposes shall be furnished by the Buyer at no charge to the Contractor.
6. All materials used in construction shall remain the property of the Contractor until fully paid, and all surplus materials are to remain the property of the Contractor.
7. Buyer's and Contractor's representations, limitations, and responsibilities: The Contractor agrees to perform the work in a good and workmanlike manner with reasonable dispatch in accordance with the attached specifications which set forth a custom-built pool, but do not necessarily duplicate any particular photograph.
8. Title and ownership to equipment and accessories described in the Agreement, whether or not affixed to Buyer's realty, shall remain the property of the Contractor until the total price of the pool has been paid. None of such equipment or accessories shall be deemed to become a part of the real property regardless of the completeness of their obligation until such time of entire payment. In the event of non-payment, the Contractor may without notice enter upon the premises and remove said equipment and accessories. The Contractor will then apply the reasonable value of the removed items, less costs and expenses of removal, against the unpaid balance.
9. Builder shall pay all applicable state sales tax and carry liability and worker's compensation insurance.
10. Extra work (work performed outside the contract) must be approved in writing by the Owner and the Contractor prior to the start of work.
11. Changes or alterations made to the installation performed by Neuman Pools, Inc., including pool accessories such as ladders and the like equipment with Owner's consent, except changes or alterations performed by Neuman Pools, Inc., shall be at Owner's sole risk. Neuman Pools, Inc. shall not be responsible for defects or damages to the pool installation caused by other contractors or tradesmen of any kind of character arising from improper maintenance, supervision, or neglect of the pool installation by Owner, who shall hold Neuman Pools, Inc. harmless, therefore.
12. It is the responsibility of the owner to supply and fill the pool with water. It is also the responsibility of the owner to make sure that the quality of water used is such that it will not be harmful to the pool's interior finish and equipment. Neuman Pools, Inc. will assist you in determining the quality of your fill water, and give you options of treatment. Filling with unsuitable water will void the warranty.

WARRANTY TERMS

Contractor makes the following limited warranties of its work, subject to the limitations and restrictions in Paragraph c. hereof:

1. Contractor warrants its workmanship to be free from defects for one (1) year from date of completion. Contractor shall remedy defects of workmanship, which occur within the warranty period, without cost to the Owner. Contractor's work as used herein shall include work of Subcontractors employed by Contractor and shall not include any work performed by other contractors separately from the Contract by Owner.
2. Waterline tile and plaster applied to the pool shell by Contractor are guaranteed against defects in materials and workmanship for one (1) year from the date of completion of plastering the pool. Walks and decking are not warranted against normal cracking, checking, raising, settling, or discoloration, and plaster is not guaranteed against discoloration or staining. Contractor assumes no responsibility for quality of water used to fill pool, or any damage caused by high water.
3. The following limitations to Contractor's warranties shall apply:
 - a. Contractor's performance under the terms and provisions of its warranties shall not be required, until final payment of the full Contract has been made.
 - b. Contractor shall not be responsible for the cost of labor to remedy defects in material for purchase assemblies. Purchased assemblies (for example: filtration system, water treatment equipment, etc.) or materials (for example: concrete, caulking, chemicals, etc.) used in this installation are subject only to manufacturer's or processor's warranty of fitness and from defects in manufacture. Contractor makes no warranty expressed or implied as to such assemblies or materials, except that the same will be installed in accordance with specifications, which occur during the warranty period.
 - c. Contractor's warranties shall not apply to damage to any part of the swimming pool shell, circulation piping, deck, or equipment, resulting from natural causes or acts of God, including earthquakes, ground swells, inundation's, ground or hillside motion, landslides, or any natural or accidental cause or peril resulting from storms, surface drainage, floods, war, riot, or damage caused by negligent or willful acts of person(s) other than Contractor, its Subcontractors or employees.
 - d. Contractor shall not be responsible for damage to the swimming pool shell, if the Owner causes the pool to be emptied of water without a representative of the Contractor present to supervise the emptying and prompt refilling of the pool.
 - e. Owner shall notify Contractor within seven (7) days of discovery of any defect in the pool, equipment or accessories; otherwise, the Contractor's warranty shall be void. No warranty repair expense by the Owner shall be a valid claim under Contractor's warranties, unless the Contractor is given written notice as provided herein, and a reasonable time to obtain parts or equipment, and to repair the defects.



DECK FINISH REPLACEMENT CONTRACT

Date: 5/30/2025
Owner Address: Wild Eagle Lodge
4443 Chain O' Lakes Road
Eagle River, WI 54521

Attn: Chris Grebe Chris Bruno

Phone: 920 428 2529 847 254 2365

Email: Chris.grebe@hotmail.com chris.bruno@sbcglobal.net

SCOPE OF SERVICES

Neuman Pools, Inc. (NPI) proposes to complete the following scope of work including all labor and materials.

- Prepare and provide state approved, stamped, and engineered drawings for the removal and reinstallation of the pool deck finish.
- Remove existing spray deck from the existing deck.
- Clean concrete deck.
- Apply a single color, non-patterned knockdown finish coat of spray deck.
- Apply 2 coats of solvent-based sealer. 2nd coat of sealer to have shark grip for improved slip resistance.
- Representation at DSPS inspection.

PRICING

Subtotal: \$ 81,550.00
5.5% Tax: \$ 4,485.25
Total: \$ 86,035.25

NOTES

- Owner to provide lodging for the NPI crew for the duration of the work.
- NPI policy is to schedule jobs only after signed contracts and initial payments are received at our office. Project schedule will be mutually agreed upon by both parties at that time.
- Pool draining and filling is the owner's responsibility.
- If cracks need to be repaired there will be additional charges occurred.
- Cracks in the spray deck may reappear after spray deck installation.
- Additional work must have prior approval and will be performed for a lump sum amount or billed on a time and material basis.

BUILDING YOUR IMAGINATION

W9684 Beaverland Parkway | PO Box 413 | Beaver Dam, WI 53916 | 920-885-3366 | neumanpools.com

PAYMENT TERMS

10% Initial payment with signed proposal; monthly progressive payments for work completed

SIGNATURES

Owner has read and understands the payment terms, conditions, warranty terms and lien rights. For the Contract to be valid, Conditions of Sale, Warranty Terms and Lien Rights must be attached to this Contract.

Neuman Pools, Inc.

Owner

Signature: _____

Signature: *Chris Bruno As Board President for Wild Eagle Lodge*

Mark Othmer – Commercial Renovation Solutions

Print Name / Title: *Chris Bruno / Board President*

Date: _____

Date: *6/2/2025*

WISCONSIN LIEN RIGHTS

As required by Wisconsin Construction Lien Law, NEUMAN POOLS, INC. hereby notifies the Owner that persons or companies furnishing labor or materials for construction on Owner's land may have lien rights on Owner's land and buildings, if not paid. Those entitled to lien rights, in addition to NEUMAN POOLS, INC., are those who contract directly with the Owner, or those who give the Owner notice within 60 days after they first furnish labor or materials for the construction improvement. Accordingly, Owner probably will receive notices from those who furnish labor or materials for the construction improvement and should give a copy of each notice received to his mortgage lender, if any. NEUMAN POOLS agrees to cooperate with the Owner and their lender, if any, to see that all potential lien claims are duly paid.

CONDITIONS OF SALE

1. Owner shall provide access for power excavating equipment and trucks, and remove trees, shrubs, fences, and other obstructions including underground pipelines and wires.
2. Builder shall return pool site to rough grade, but will not be responsible for damage to grass, shrubs, walks, or driveways caused by normal performance of work.
3. If underground obstructions such as rock or unusual amounts of water are encountered during excavation, additional costs will be incurred.
4. Builder shall instruct the Owner of his Representative in the operation of all equipment at completion and filling of pool. At this time chemicals are required and shall be supplied by the Buyer.
5. Electric power and water for construction purposes shall be furnished by the Buyer at no charge to the Contractor.
6. All measurements are water line measurements and are subject to a 1% permissive variance either way. The Buyer further agrees to hold the Contractor harmless from loss or additional cost or expense, should this variance occur.
7. All materials used in construction shall remain the property of the Contractor until fully paid, and all surplus materials are to remain the property of the Contractor.
8. Buyer's and Contractor's representations, limitations, and responsibilities: The Contractor agrees to perform the work in a good and workmanlike manner with reasonable dispatch in accordance with the attached specifications which set forth a custom-built pool, but do not necessarily duplicate any particular photograph.
9. Title and ownership to equipment and accessories described in the Agreement, whether or not affixed to Buyer's realty, shall remain the property of the Contractor until the total price of the pool has been paid. None of such equipment or accessories shall be deemed to become part of the real property regardless of the completeness of their obligation until such time of entire payment. In the event of non-payment, the Contractor may without notice enter upon the premises and remove said equipment and accessories. The Contractor will then apply the reasonable value of the removed items, less costs, and expenses of removal, against the unpaid balance.
10. Builder shall pay all applicable sales tax and carry adequate insurance covering liability and workmen's compensation.

11. Outdoor pools will require "winterizing" at the end of the swimming season. This is the responsibility of the Owner. We recommend you hire us to do this for you at least the first year.
12. Extra work (work performed outside the contract) must be approved in writing by the Owner and the Contractor.
13. Changes or alterations made to the installation performed by Neuman Pools, Inc., including pool accessories such as ladders and the like equipment with Owner's consent, except changes or alterations performed by Neuman Pools, Inc., shall be at Owner's sole risk. Neuman Pools, Inc. shall not be responsible for defects or damages to the pool installation caused by other contractors or tradesman of any kind of character arising from improper maintenance, supervision, or neglect of the pool installation by Owner, who shall hold Neuman Pools, Inc. harmless, therefore.
14. It is the responsibility of the Owner to supply and fill the pool with water. It is also the responsibility of the owner to make sure that the quality of water used is such that it will not be harmful to the pool's interior finish and equipment. Neuman Pools, Inc. will assist you in determining the quality of your fill water, and give you options of treatment. Filling with unsuitable water will void the warranty.

WARRANTY TERMS

Contractor makes the following limited warranties of its work, subject to the limitations and restrictions in Paragraph d. hereof:

1. Contractor warrants its workmanship to be free from defects for one (1) year from date of completion. Contractor shall remedy defects of workmanship, which occur within the warranty period, without cost to the Owner. Contractor's work as used herein shall include work of Subcontractors employed by the Contractor and shall not include any work performed by other contractors separately from the Contract by Owner.
2. Waterline tile and plaster applied to the pool shell by Contractor are guaranteed against defects in materials and workmanship for one (1) year from the date of completion of plastering the pool. Walks and decking are not warranted against normal cracking, checking, raising, settling, or discoloration, and plaster is not guaranteed against discoloration or staining. Contractor assumes no responsibility for quality of water used to fill pool, or any damage caused by high water.
3. The following limitations to Contractor's warranties shall apply:
 - a. Contractor's performance under the terms and provisions of its warranties shall not be required, until final payment of the full Contract has been made.
 - b. Contractor shall not be responsible for the cost of labor to remedy defects in material so purchase assemblies. Purchased assemblies (for example; filtration system, water treatment equipment, etc.) or materials (for example: concrete, caulking, chemicals, etc.) used in this installation are subject only to manufacturer's or processor's warranty of fitness and from defects in manufacture. Contractor makes no warranty expressed or implied as to such assemblies of materials, except that the same will be installed in accordance with specifications, which occur during the warranty period.
 - c. Contractor's warranties shall not apply to damage to any part of the swimming pool shell, circulation piping, deck, or equipment, resulting from natural causes or acts of God, including earthquakes, ground swells, inundation's, ground or hillside motion, landslides, or any natural or accidental cause of peril resulting from storms, surface drainage, floods, war, riot, or damage caused by negligent or willful acts of person(s) other than Contractor, its Subcontractors, or employees.
 - d. Contractors shall not be responsible for damage to the swimming pool shell if the Owner causes the pool to be emptied of water.
 - e. Owner shall notify Contractor within seven (7) days of discovery of any defect in the pool, equipment, or accessories; otherwise, the Contractor's warranty shall be void. No warranty repair expense by the Owner shall be a valid claim under Contractor's warranties, unless the Contractor is given written notice as provided herein, and a reasonable time to obtain parts or equipment, and to repair the defects.



WHIRLPOOL, CHILDREN'S POOL, & ACTIVITY POOL MECHANICALS REPLACEMENT

Date: 5/30/2025

Owner Address: Wild Eagle Lodge
4443 Chain O' Lakes Road
Eagle River, WI 54521

Attn: Chris Grebe Chris Bruno

Phone: 920 428 2529 847 254 2365

Email: Chris.grebe@hotmail.com Chris.bruno@sbcglobal.net

WHIRLPOOL EQUIPMENT REPLACEMENT

- Prepare and provide state approved, stamped, and engineered drawings for the equipment and plumbing repairs for the whirlpool.
- Remove all exposed plumbing for the whirlpool in the equipment room.
- Remove all existing whirlpool equipment.
- Pressure test all whirlpool circulation and jet system piping between the equipment room and the whirlpool. Leak detection and repairs if required will be billed additionally.
- Provide and install new above ground whirlpool circulation pump and jet pump piping with properly supported Schedule 40 PVC pipe per industry standards.
- Installation of new isolation and balancing valves on the whirlpool systems. Valves 2" and smaller will be true single union PVC ball valves. Valves 2 1/2" and larger will be butterfly valves with schedule 80 PVC flanges and zinc hardware.
- Provide and install new circulation and jet pumps.
- Provide extra strainer baskets for hair and lint strainers as required by state code.
- Provide and install new Pentair TR100 sand filter with multiport.
- Provide and install filter media per manufacturer recommendations.
- Provide and install new pressure and vacuum gauges for each pump.
- Provide and install new Chemtrol CH250 pool water controller for the whirlpool system. Unit includes new tubing, injectors, flow cell, flow safety switch, pH and ORP probes.
- Provide and install new peristaltic pumps for the chlorine and pH modification systems.
- Provide and install a CO2 feeder to be used in conjunction with the acid pump for pH modification.
- Provide and install a Lochinvar ERN 302 ASME pool heater. Venting, gas piping and electrical connections are by others.
- Provide O & M manual for all new equipment.
- Provide training on all equipment for the safe operation of the systems.
- Representation for DSPS inspection.

BUILDING YOUR IMAGINATION

W9684 Beaverland Parkway | PO Box 413 | Beaver Dam, WI 53916 | 920-885-3366 | neumanpools.com

WHIRLPOOL EQUIPMENT PRICING – VALID FOR 30 DAYS

Cost: \$ 52,097.00
5.5% Tax: \$ 2,865.34
Total: \$ 54,962.34

INITIALS CB

CHILDREN'S POOL EQUIPMENT REPLACEMENT

- Prepare and provide state approved, stamped, and engineered drawings for the equipment and plumbing repairs for the children's pool.
- Remove all exposed plumbing for the children's pool in the equipment room.
- Remove all existing children's pool equipment.
- Pressure test all children's pool circulation system piping between the equipment room and the children's pool. Leak detection and repairs if required will be billed additionally.
- Provide and install new above ground children's pool circulation pump piping with properly supported Schedule 40 PVC pipe per industry standards.
- Installation of new isolation and balancing valves on the children's pool systems. Valves 2" and smaller will be true single union PVC ball valves. Valves 2 1/2" and larger will be butterfly valves with schedule 80 PVC flanges and zinc hardware.
- Provide and install new circulation pump.
- Provide extra strainer basket for hair and lint strainer as required by state code.
- Provide and install Pentair TR100 sand filters with multiports.
- Provide and install filter media per manufacturer recommendations.
- Provide and install new pressure and vacuum gauges for each pump.
- Provide and install new Chemtrol CH250 pool water controller for the children's pool system. Unit includes new tubing, injectors, flow cell, flow safety switch, pH and ORP probes.
- Provide and install new peristaltic pumps for the chlorine and pH modification systems.
- Provide and install 2 Chemical spill containment skids and separation wall.
- Provide and install Lochinvar ERN302 ASME pool heater. Venting, gas piping and electrical connections are by others.
- Provide O & M manual for all new equipment.
- Provide 1 carboy of chlorine and 1 carboy of acid for start up.
- Provide training on all equipment for the safe operation of the systems.
- Representation for DSPS inspection.

CHILDREN'S POOL EQUIPMENT PRICING – VALID FOR 30 DAYS

Cost: \$ 48,932.00
5.5 % Tax: \$ 2,691.26
Total: \$ 51,623.26

INITIALS CB

POOL EQUIPMENT REPLACEMENT

- Prepare and provide state approved, stamped, and engineered drawings for the equipment and plumbing repairs for the pool.
- Remove all exposed plumbing for the pool in the equipment room.
- Remove all existing pool equipment.
- Pressure test all pool circulation system piping between the equipment room and the pool. Leak detection and repairs if required will be billed additionally.
- Provide and install new above ground pool circulation pump piping with properly supported Schedule 40 PVC pipe per industry standards.
- Installation of new isolation and balancing valves on the pool systems. Valves 2" and smaller will be true single union PVC ball valves. Valves 2 ½" and larger will be butterfly valves with schedule 80 PVC flanges and zinc hardware.
- Provide and install new circulation pump.
- Provide extra strainer basket for hair and lint strainer as required by state code.
- Provide and install 2 Pentair TR100 sand filters with multiports.
- Provide and install filter media per manufacturer recommendations.
- Provide and install new pressure and vacuum gauges for each pump.
- Provide and install new Chemtrol CH250 pool water controller for the pool system. Unit includes new tubing, injectors, flow cell, flow safety switch, pH and ORP probes.
- Provide and install new peristaltic pumps for the chlorine and pH modification systems.
- Provide and install 2 Chemical spill containment skids and separation wall.
- Provide and install Lochinvar ERN302 ASME pool heater. Venting, gas piping and electrical connections are by others.
- Provide O & M manual for all new equipment.
- Provide 1 carboy of chlorine and 1 carboy of acid for start up.
- Provide training on all equipment for the safe operation of the systems.
- Representation for DSPS inspection.

POOL EQUIPMENT PRICING – VALID FOR 30 DAYS

Cost: \$ 49,408.00
5.5 % Tax: \$ 2,717.44
Total: \$ 52,125.44

INITIALS CB

NOTES:

- Owner to provide lodging for NPI workers for the duration of the work.
- NPI policy is to schedule jobs only after signed contracts and initial payments are received at our office. Project schedule will be mutually agreed upon by both parties at that time.

- Draining and filling of pool and whirlpool is owners responsibility.
- All local permits and inspections (if required) are owners responsibility and not included in this proposal.
- All electrical, venting, and gas piping modifications are owners responsibility and must be coordinated to be completed while NPI technicians are on site.

PAYMENT TERMS

10% Initial payment with signed proposal; monthly progressive payments for work completed

SIGNATURES

This proposal is subject to the Neuman Pools General Terms and Conditions attached hereto.

Neuman Pools, Inc.

Owner

Signature: _____

Signature: Chris Brun As Board President for

Mark Othmer – Commercial Renovation Solutions

Print Name / Title: Chris Brun / Board President
Wild Eagle Lodge

Date: _____

Date: 6/2/2025

WISCONSIN LIEN RIGHTS

As required by Wisconsin Construction Lien Law, NEUMAN POOLS, INC. hereby notifies the Owner that persons or companies furnishing labor or materials for construction on Owner's land may have lien rights on Owner's land and buildings, if not paid. Those entitled to lien rights, in addition to NEUMAN POOLS, INC., are those who contract directly with the Owner, or those who give the Owner notice within 60 days after they first furnish labor or materials for the construction improvement. Accordingly, Owner probably will receive notices from those who furnish labor or materials for the construction improvement and should give a copy of each notice received to his mortgage lender, if any. NEUMAN POOLS agrees to cooperate with the Owner and their lender, if any, to see that all potential lien claims are duly paid.

Neuman Pools, Inc. General Terms and Conditions

- 1. Documents and Information.** All reports, data and other documents and information prepared and obtained by NPI in connection with this Proposal are and shall remain the Property of NPI. NPI grants Owner a non-transferable license for purpose of using all documents and information provided by NPI for the limited purpose of identifying non-conforming aspects of pool outlets. The submittal prepared is for the sole use of NPI to complete the modifications to bring pool outlets into compliance with specified Title XIV requirements. Owner agrees not to use any such documents or information for any other purpose.
- 2. Standard of Care; No Warranties.** NPI shall be obligated to perform the limited evaluation required under this Proposal in a manner consistent with the level of care and skill ordinarily exercised by contractors in the industry performing under similar conditions. NPI makes no other warranties or representations. To the maximum extent permitted by law, Owner hereby waives all other warranties, express or implied.
- 3. Liability; Indemnification.** NPI's liability in connection with this Proposal shall be limited to an amount equal to the contract price or portion thereof actually paid by Owner to NPI. However, in the event of bodily injury, death or property damage caused solely by NPI's negligence, then NPI shall also be liable if and only to the extent actually covered by NPI's general liability insurance. Except as set forth in the previous sentence, Owner shall indemnify, defend, and hold harmless NPI and its affiliates, agents, officers, directors, employees, contractors and other related parties from and again any and all loss, costs, damages, claims, obligations and/or liabilities suffered or incurred by any such indemnified parties in connection with this Proposal.

4. **Miscellaneous.** The signature by or on behalf of any party identified as "Owner" or Owner's agent shall serve as a representation and warranty that each such party is the owner or authorized agent of the owner, as the case may be, of all pools and related property. If any provision of this Proposal shall be invalid or unenforceable, this Proposal shall be construed as if not containing the particular invalid or unenforceable provision or portion of such provision. Any notices or other communications shall be deemed to have been duly given if in writing and if transmitted via U.S. certified mail, return receipt requested, via overnight courier or by hand delivery to the last known address of the intended recipient, effective upon receipt or refusal to accept delivery. This Proposal may not be assigned without the written consent of both parties. This Proposal shall be binding upon, and inure to the benefit of the parties hereto and their permitted successors and assigns. No provision of this Proposal shall be deemed waived, amended or modified, except pursuant to a written instrument signed by the parties hereto. This Proposal shall be construed without regard to any presumption or rule requiring construction against the party causing this instrument to be drafted. The interpretation, construction and performance of this Proposal shall be governed by the laws of the state in which the pools and related property are located. This Proposal may be executed in multiple counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument. This proposal shall be deemed withdrawn by NPI unless accepted by Owner within 60 days of the date of proposal. If Owner delivers a signed copy of this Proposal after the expiration of such 60 day period, the same shall constitute a new offer/proposal by Owner that NPI may accept in writing or by commencing performance. This Proposal constitutes the entire agreement between Owner and Contractor and supersedes all prior oral and written agreements of the parties with respect to the subject matter of this Proposal.