

# MISTY MEADOWS HOMES ASSOCIATION, INC.

## www.MistyMeadowsHomes.com

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### 2009 DIRECTORS AND OFFICERS

Len Hadovski, President 567-8260	Jeff Jacob, Treasurer 567-0108	Ted Fenger, Secretary 567-5446	Don Galko 567-2846	David White 567-8110
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### MINUTES OF MEETING 2009 ANNUAL MEETING OF MEMBERS MISTY MEADOWS HOMES ASSOCIATION, INC.

The annual meeting of Misty Meadows Homes Association, Inc. was called to order October 6, 2009 at Lord of Life Lutheran Church in the Town of Oconomowoc. Nineteen (19) building site owners were present with another nine (9) owners present by proxy. This met the required quorum of twenty one (21) building site owners present.

#### **Secretary's Report:**

The minutes of the 2008 Annual Members Meeting were reviewed and upon motion duly made and seconded, were approved without change.

#### **Treasurer's Report:**

The current operating balance is \$11,387 with \$670 in the capital expense account.

There are still 6 dues payments outstanding as of 10/6/09 for a total of \$1503.76. One homeowner has been found in default and has had a lien applied.

A separate legal fund account was established in 2007 to cover legal expenses and costs for homeowners that are noncompliant with Misty Meadows Articles of Incorporation and Covenants. This includes, but is not limited to, past due homeowner's fees. Legal costs are paid from this account pending reimbursement from noncompliant homeowners. This account has a balance of \$1,503.41.

The existing loan for capital improvements has a principal balance of zero. Loan Balance has been paid in full.

The 2009 Association Treasurer will include account balances and status on the budget report given to homeowners.

#### **2009 Budget and Dues:**

The 2009 budget was presented and reviewed. We will continue to fund the path replacement fund to allow us to continue to do the repairs/upgrades per anticipated schedule. This will allow us finance repairs when work is needed. We have added a new line item to the budget to incorporate the funds required to maintain the website.

The 2009 annual budget and dues will be established based on the presented figures at the 2009 Board of Directors meeting.

#### **Fireworks:**

The fireworks event was again well attended and continues to be a highlight of the summer for the neighborhood. The overall cost for the 2009 fireworks show was \$8,000.00. Misty Meadows Homes Association contributed \$3,000.00, per the accepted budget with Misty Meadows North and donations from local businesses and individual homeowners contributing the remaining funds.

MMHA had a three-year agreement with 5 Star Fireworks to provide price stability for the fireworks. That agreement had expired in 2008. The 2010 board will consider signing another three-year agreement with 5 Star Fireworks to again provide price stability.

The Association would like to again give a special thanks to Bill Malsch for printing the brochures and John Swanson for his efforts in securing additional donations in a tough economy. Also we would like to thank to John Thompson for securing the fireworks site prior to and during the firework display and to Terry Largent for heading the cleanup afterwards.

**The fireworks date for 2010 was set for June 26** with a rain date of June 27.

#### **Maintenance:**

**Entrance** - Pat Brennan needs volunteers to support the entrance sign maintenance. Pat has done an excellent job of keeping the entrance sign attractive. Help would especially be appreciated in the spring and fall for mulching. Interested homeowners should call Pat Brennan to coordinate. A note will be put in the spring mailing as a reminder also Contact information will be added to the website. We would like to thank Barb Figi for all the help that she has given in the past. It was sad to see her move away.

**Tennis Courts** – The tennis court asphalt is starting to look very grey. It is recommended that we need to have them resealed sometime in 2010. The board will review options to accomplish this in spring. The locks were removed by someone and new locks will be installed this fall. Homeowners are reminded to lock the gate when leaving the courts to prevent vandalism of the playing surface. A recommendation was made to install a wood backboard for a single player to play tennis. The MMHA board will review this for 2010.

**Mowing** - Terry Largent reported that, at present, the park has been mowed 19 times. Weed control was removed from the budget again for 2009. The price for mowing was bid this spring and Terry continues to provide competitive pricing. Terry's pricing contact expires at the end of 2009. The Board will review a renewal at the board meeting.

**Ponds** – MMHA did not contribute to weed control in 2009. The Board will coordinate with MM North for 2010.

**Park** – Money was proposed for more playground equipment 2009 but was not spent. The board is in favor of keeping our park equipment in good repair or adding to it. The board will review the needs of the park. The paths were checked and they look fine. No sealing will be required at this time. The 2009 Board will develop a strategy for replacing the paths targeting fiscal 2015.

- There was a reminder from a homeowner mentioning that people need to pick up after their dogs in the common areas.

#### **Articles and Covenants:**

The Board is committed to reinforcing the Articles and Covenants to ensure Misty Meadows continues to be an attractive place to live. Care will be taken to ensure fair enforcement of the restrictions.

Any homeowner may receive a copy of the Articles and Covenants by contacting a Board member or by logging on the Website: [www.MistyMeadowsHomes.com](http://www.MistyMeadowsHomes.com).

#### **Election of 2010 Board of Directors:**

Len Hadovski, Jeff Jacob, Ted Fenger, Don Galko and David White were nominated for election to the 2010 Board. A motion was made and votes taken to elect the five nominees to the Board.

#### **New Business:**

There being no further business or discussion and upon motion duly made and seconded, the meeting was adjourned.

Respectfully submitted,

Ted Fenger  
Secretary