

MISTY MEADOWS HOMES ASSOCIATION, INC.

www.MistyMeadowsHomes.com

2010 DIRECTORS AND OFFICERS

Len Hadovski, President 567-8260	Jeff Jacob, Treasurer 567-0108	Ted Fenger, Secretary 567-5446	Don Gallo 567-2846	David White 567-8110
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MINUTES OF MEETING 2010 ANNUAL MEETING OF MEMBERS MISTY MEADOWS HOMES ASSOCIATION, INC.

The annual meeting of Misty Meadows Homes Association, Inc. was called to order November 16, 2010 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 2009 Annual Members Meeting were reviewed and upon motion duly made and seconded, were approved without change.

Treasurer's Report:

The Current Operating Balance: \$11,843.57
Capital Maintenance Balance: \$3,702.95 with \$550 to be collected.

There are still 6 homeowners as of 11/16/10 that need to pay their dues payment. This total is \$1350 that needs to be collected. Letters of intent to file lien letters will be sent. 2 liens have been filed on homeowners. One lien is being sent to Fannie May loans. This is a service that is run by the government. The board is reviewing this outcome carefully and seeking legal advice.

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. Legal Fund Balance Total: \$1,997.43

The existing loan for capital improvements has a principal balance of zero. Loan Balance has been paid in full. The 2010 Association Treasurer concluded his report,

2010 Budget and Dues:

The 2010 budget was presented and reviewed. We have been able to maintain our current dues at the same lowered level for the last 3 years. The 2011 annual budget and dues will be established based on the presented figures at the 2011 Board of Directors winter 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 2010 fireworks show was \$8,933.50. 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 has a two-year agreement with 5 Star Fireworks to provide price stability for the fireworks. 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 have been a part of Misty Meadows since 1988 and started out as a cookout at Buck Silky and Len Hadovski's House. Without all these peoples help we couldn't keep this 22-year tradition alive. We had no objections to continuing the fireworks.

The fireworks date for **2011** was set for **June 25** with a rain date of June 26.

Website:

We have just completed our second year having a website for MistyMeadowsHomes.com. Ted Fenger has been instrumental in creating and maintaining the website. We have all of our Meeting Minutes, Events and Bylaws/Covenants on the website. We would like to continue the website and use it more as a filing system for our Directors and homeowners. In the Future we would like to eliminate mailings to homeowners and have an online Directory.

Maintenance:

Entrance - Pat Brennan has been doing all of the work on the front entrance. This has been an overwhelming task for one person doing the entrance maintenance. We have not had any volunteers from homeowners to help. Pat had proposed to Len in June that we eliminate the planting's and replace with grass and shrubs.

- Motion#1 was made and seconded to contact a landscaper to remove the plants and plant grass and shrubs.

- Motion#2 was made and seconded to have a Landscaper maintain on a regular schedule the entrance.

Mick Nyenhuis has a background in landscaping and will assist us in getting some bids from a landscaper.

The board will review the bids and make a decision on both Motions.

Tennis Courts – In 2010 we hoped to accomplish sealing the tennis courts but we ran into issues with large trees preventing the equipment from being able to enter the tennis court area. 2011 we will again try to move ahead to seal the tennis courts. We will need to trim trees to make room for the contractor to come down the path with his equipment. New locks will be installed after the resurfacing takes place. Homeowners are reminded to lock the gate when leaving the courts to prevent vandalism of the playing surface. A proposal was made to install a wood backboard for a single player to play tennis. The wood backboard will also take place after the resurfacing of the tennis courts.

Paths - The contractor advised us that the paths currently have too much product on them. This is causing the sealer to flick off and crack. The contractor advised us not to seal the paths yet. Right now no action is needed for the paths. Paths are in good condition. We may do crack filling in certain areas. David White will monitor the paths condition.

Mowing - Terry Largent reported that, at present, the park has been mowed 21 times. Weed control was removed from the budget again for 2010. The price for mowing was bid this spring and Terry continues to provide competitive pricing. The Board will review a renewal Terry's contract at the board meeting.

Ponds – Don Galko had success using barley bales in the water to keep the weeds down.

Park – Money was budgeted for more playground equipment 2010 but was not spent. It was brought up the replacement of the carousel. 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.

Articles and Covenants:

In 2006 the Board of Directors had an attorney review our Articles of Incorporation, By laws and Declaration of Conditions, covenants, restrictions and easements. The board confirmed that they remain acceptable and enforceable as written. The Board is reviewing this matter as we continue to get complaints regarding non-compliance in two areas.

Homeowners are reminded that in addition to permits that may be required by the Town of Oconomowoc and Waukesha County for the erection of buildings or changes to existing structures an approval is required from the Misty Meadows Homes Association Architectural Control Committee. This is outlined in section **I. ARCHITECTURAL CONTROL** of the Declaration of Conditions, Covenants, Restrictions and Easements. Contact any board member with your plans.

Members that are storing motor homes, trailers, utility trailers, campers, boats or other similar vehicles outside of a garage, in their front or back yards, are non-compliant and should reference section **XI. GARAGE NECESSARY** of the Declaration of Conditions, Covenants, Restrictions and Easements.

Association members are encouraged to determine whether they are non-compliant and should remedy any non-compliant situation immediately. If you are a property owner that is renting your home please follow-up with your tenants to be certain that they are compliant.

Continued violation of these covenants will prompt the Association Directors to pursue whatever action is necessary to enforce them. Costs, including legal fees, associated with the enforcement of the covenants shall be assessed against

the building site and homeowner as outline in the Articles of Incorporation. Articles of Incorporation, By laws and Declaration of Conditions, covenants, restrictions and easements are easily found on the Internet at: www.MistyMeadowsHomes.com or a hard copy can be obtained by contacting the Secretary or any other board member.

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