

MISTY MEADOWS HOMES ASSOCIATION, INC.

www.MistyMeadowsHomes.com

2011 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
-------------------------------------	-----------------------------------	-----------------------------------	-----------------------	-------------------------

MINUTES OF MEETING 2011 ANNUAL MEETING OF MEMBERS MISTY MEADOWS HOMES ASSOCIATION, INC.

The annual meeting of Misty Meadows Homes Association, Inc. was called to order October 4, 2011 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:

Members reviewed the board-approved minutes for the 2010 Annual Members Meeting. The secretary informed the members that the minutes are available on our website www.MistyMeadowsHomes.com. Contact information was reviewed to get in touch with the board members.

Treasurer's Report:

The Current Operating Balance: \$14,510
Capital Maintenance Balance: \$3,850

There still is 1 homeowner as of 10/4/11 that needs to pay their dues payment. This total is \$1232.57 that needs to be collected from this homeowner. Letters of intent to file lien has been sent. This homeowner currently has a lien on their property. The lien needs to be updated with the new amount owed. The board is seeking legal advice from a lawyer to proceed with getting the dues collected.

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: \$2,499.38. \$500 a year is being budgeted and added every year.

The 2011 Association Treasurer concluded his report,

2011 Budget and Dues:

The 2011 budget was presented and reviewed. We have not seen any major changes or expenses to our budget for this year. We did have some tree trimming expenses and we will have some legal expenses on the non-compliant homeowner. All these expenses were planned for and budgeted for. The 2011 annual budget and dues will be established based on the presented figures at the 2012 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 2011 fireworks show was \$9,200. Misty Meadows Homes Association contributed \$3,000.00 and donations from local businesses and individual homeowners contributing the remaining funds.

The Association would like to again give a special thanks to Bill Malsch and Ted Fenger Layout 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 picnic cookout with Buck Silky and Len Hadovski's at their houses. Len would like to remove himself from the fund raising and organizing of the fireworks.

We need volunteers to help with the fund raising for the fireworks to keep this tradition alive. If we can't get the help we need, the fireworks may not happen in 2012. People that are interested please contact the Len Hadovski.

The fireworks date for **2012** was set for **June 23** with a rain date of June 24.

Website:

We have just completed our third 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. The Board would like to continue to develop archive features for information for future board member's. In the Future we would like to eliminate mailings to homeowners and have an online Directory. We will move toward getting the dues notices posted along with our budgets, agendas, and notices. The website is available to post other special events that relate to Misty Meadows Subdivision. Request must be presented to the board.

Maintenance:

Entrance – Last meeting it was proposed that we simplify the front entrance sign by eliminating the planting's and replace with grass and shrubs.

- Last years Motion#1 was made and seconded to contact a landscaper to remove the plants and plant grass and shrubs.
- Last years Motion#2 was made and seconded to have a Landscaper maintain on a regular schedule the entrance.

Mick Nyenhuis was still assisting us in getting some bids from landscapers. Dave White also was collecting bids.

Third Option was presented to remove all the plantings and move all the rocks around the sign.

The board will review the bids and make a decision on both Motions and options. Nothing has been finalized yet.

Mowing - Terry Largent reported that, at present, the park has been mowed 14 times. Weed control was again removed from the budget again for 2011. 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.

Park – Money was budgeted for more playground equipment 2011 but was not spent. This budgeted amount will be rolled over into the 2012 park budget. Replacement of the carousel didn't happen this year because of the quoted cost and coordination. We may need to re-visit replacement of this playground piece and see about something more cost effective. The board is in favor of keeping our park equipment in good repair or adding to it. It was brought up at the meeting about Dog dropping's in the park areas. **Members please clean up after your animals.**

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. Paths are in good condition and have about 5 more years of life left. We may do crack filling in certain areas. David White will monitor the paths condition. We have been budgeting for replacement of the paths since 2009 when the loan was paid off. We have \$4600 in this replacement fund.

Tennis / Basketball Courts– 2011 we did have the tennis courts and basketball court sealed by Pro-Seal in September. The tennis and basketball courts still need to be striped by Pro-Seal. We were not happy with this company this time. They were supposed to have this job completed in June. We still have not authorized payment yet until this job was completed. Also we had Pro-Seal widen one of the park entrances by Lisbon road to allow a vehicle to get into the park area. The costs for the Tennis and Basketball courts were \$2368.

The cost for the culvert by Lisbon and Homestead Ln was \$1482.

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 previous 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.

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

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 2012 Board of Directors:

Len Hadovski, Jeff Jacob, Ted Fenger, David White and Phil Thoma were nominated for election to the 2012 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