

MISTY MEADOWS HOMES ASSOCIATION, INC.

www.MistyMeadowsHomes.com

2012 DIRECTORS AND OFFICERS

Len Hadovski, President 567-8260	Jeff Jacob, Treasurer 567-0108	Ted Fenger, Secretary 567-5446	Phil Thoma 567-9699	David White 719-2612
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MINUTES OF MEETING 2012 ANNUAL MEETING OF MEMBERS MISTY MEADOWS HOMES ASSOCIATION, INC.

The annual meeting of Misty Meadows Homes Association, Inc. was called to order October 9, 2012 at Lord of Life Lutheran Church in the Town of Oconomowoc. Seventeen (17) building site owners were present with another eight (8) 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 2011 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: \$ 7,941

Capital Maintenance Balance: \$12,072

Legal Account Balance: \$ 2150 Accrued legal expenses in 2012: \$851.

All dues have been paid with the exception of the 2 homeowners. Liens have been filed and updated on these properties. Courts have reviewed our cases and found our liens to be valid and we are 2nd in line to receive a settlement when the properties are sold. Information that we have at this time the homes have fallen into foreclosure.

The 2012 Association Treasurer concluded his report,

2012 Budget and Dues:

The 2012 budget was presented and reviewed. We have not seen any major changes or expenses to our budget for this year. We did have some legal expenses on non-compliant homeowners. All these expenses were planned for and budgeted for. Insurance has stayed the same as previous years. The 2013 annual budget and dues will be established based on the presented figures at the 2013 Board of Directors winter meeting.

Fireworks:

This was Misty Meadows 24th year of fireworks. The event almost didn't happen in 2012. Len Hadovski decided to step down as being the organizer of the fireworks. We did get volunteers Nancy Yuhas and Ginny Jacob to take over as the organizers of this event and keep this tradition alive. 2012 was another successful Fireworks event heavily attended.

The overall cost for the 2012 fireworks show was \$9,000. Misty Meadows Homes Association contributed \$3,000 and Misty Meadows North contributed \$3000 to the fireworks event. The rest of the money came from donations from local businesses and individual homeowners.

- Motion was made to continue with the fireworks and collections as they have been currently. Seconded with no objections.

During discussion, a homeowner expressed concern about the Association assessing fees for special events. Based on this homeowner's interpretation of the By-laws, covenants and Articles of Incorporation, it was his opinion that the Association did not have the power to do so. Though the board is confident that it has the right to assess for such fee's, it was determined that a legal opinion may be appropriate.

We currently are at the end of a 3-year contract. Nancy and Ginny will work with the board and will review entering into a new fireworks contract with Five Star Fireworks. More details will be discussed at the board of directors meeting in winter.

The Association would like to again give a special thanks to all of our fireworks volunteers:

Fireworks organizers/Fund raisers: Nancy Yuhas and Ginny Jacob

Brochures Design/Printing donation: Ted Fenger

Fund Raising: John Swanson

Site Setup and Cleanup: John Thompson and Terry Largent

The Fireworks in Misty Meadows had small and modest beginnings in 1988 as a picnic cookout with Buck Silky and Len Hadovski at their houses. This event is what grew into the fireworks display we have today.

The fireworks date for **2013** is tentatively set for **June 22** with a rain date of June 23.

Website:

We have just completed our Fourth year having a website for MistyMeadowsHomes.com. The website was renewed for 2 additional years for a cost of \$110. The website server and domain name expires January 2015. We would like to eliminate mailings and go digital to control cost. We need more email addresses from members. 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. 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 – This year the entrance sign had all the plantings removed and simplified. The sign was repaired and repainted. Len had proposed that we create a budget for replacing the sign in the future. The wooden posts are starting to decay and rot. Not sure how long this sign will last into the future.

Mowing – Terry Largent reported that, at present, the park has been mowed 15 times. The board at their next meeting will review mowing requirements.

Park – Money was budgeted for more playground equipment 2012 but was not spent. This budgeted amount will be rolled over into the 2013 park budget. It was decided because of the new carousel cost that it was in our best interest to fix and repair the one that we currently have. The carousel, swings and monkey bars were power-washed and repainted in 2012. Thanks to the Bisordi, Bayer, Fenger Family and Len Hadovski for helping with this work. 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. Suggestion was made to establish a fund for tree removal.

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.

Tennis / Basketball Courts– 2011 we did have the tennis courts and basketball court sealed by Pro-Seal in September. The tennis and basketball courts were striped by Pro-Seal in June 2012 completing the resurface project. The tennis courts now have new locks and they are secured to the fence. Any homeowner needing a key should contact the board members. The older trees around the tennis courts were at their end life and were removed. The older trees were causing damage to the fencing around the tennis courts. These trees were replaced with 40 arborvitae lower maintenance trees. Trees were planted by David White, Jeff Jacob and Len Hadovski in the spring.

Ponds – Phil Thoma Treated the large pond with barley straw. This is the third year we have incorporated this treatment and have had success keeping the weeds from developing.

Election of 2013 Board of Directors:

Len Hadovski, Jeff Jacob, Ted Fenger, David White and Phil Thoma were nominated for election to the 2013 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