

MISTY MEADOWS HOMES ASSOCIATION, INC.

www.MistyMeadowsHomes.com

2013 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 2013 ANNUAL MEETING OF MEMBERS MISTY MEADOWS HOMES ASSOCIATION, INC.

The annual meeting of Misty Meadows Homes Association, Inc. was called to order October 8, 2013 at Lord of Life Lutheran Church in the Town of Oconomowoc. Sixteen (16) building site owners were present with another eleven (11) 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 2012 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: \$ 9,429
Capital Maintenance Balance: \$15,893
Legal Account Balance: \$ 2505

All dues have been paid with the exception of the 2 homeowners.

- **Lot 105 N57W35641 Misty Terrace (Donald Buchta):** In 2013 we have established a new Lien against the property. This property has cost the subdivision \$2191.31 approximately \$34 a homeowner. Currently the bank has not acted to vacate the property.
- **Lot 116 W355N5710 Lisbon Road (Michael Radcliffe):** Bank has acted on this property and has it currently for sale. Misty Meadows has a lien in this property for \$799.32.

Total owed Misty Meadows in back dues, late fees, lawyers, etc: **\$2990.63**

Path sealing performed in the west end of Misty Meadows was done in error. The company doing the sealing made an error by going to the wrong place. The work was contracted for by Misty Meadows North and should never have occurred on our half of the subdivision. We will not incur an expense for the work that was performed

The 2013 Association Treasurer concluded his report.

2013 Budget and Dues:

The 2013 budget was presented and reviewed. Insurance was increased anticipating increased cost due to changes in insurance reform. Len has proposed raising the annual dues for the 2014 budget to match actual expenses. Amounts being carried over should remain budgeted for projects that were not completed or started and not applied to reduce future dues. Increases in dues are affected by increased costs, past due or uncollected dues and future anticipated expenses. Future expenses include budgeting for storm damage, entrance sign replacement, new park plantings, etc. The 2014 annual budget and dues will be reviewed and established based on the presented figures at the 2014 Board of Directors winter meeting.

Fireworks:

This was Misty Meadows 25th year of fireworks. Nancy Yuhas and Ginny Jacob are continuing to be the fund-raiser organizers for the fireworks event. 2013 was another successful Fireworks event heavily attended. The overall cost for the 2013 fireworks show was \$9,200. 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.

Discussion in 2012 with 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. Legal opinion was sought and determined that the manner in which we are collecting funds for the Fireworks are well within the legal means of our By-laws, covenants and Articles of Incorporation.

We have entered into a 3-year non-binding contract with Five Star Fireworks. This will go into 2015.

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 **2014** is tentatively set for **June 21** with a rain date of June 22.

Website:

We have just completed our Fifth year having a website for MistyMeadowsHomes.com. The website server and domain name expires January 2015. We intend to eliminate mailings, such as dues notices. Notifications will be e-mailed only; this will help to control cost. Be sure that you have contacted the secretary with your e-mail so that you can be kept up to date. The web site includes information such as our Meeting Minutes, Events, Bylaws, Covenants and Articles of Incorporation. 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, requests must be presented to the board for consideration.

Maintenance:

Entrance – The entrance sign had all the plantings removed, simplified, repaired and repainted 2 years ago. The wooden posts are starting to decay and rot. Len has recommended that a budget should be established to fund for the replacement of the sign. New signs are not a cheap project. Not sure how long this sign will last into the future.

Mowing – Terry Largent reported that, at present, the park has been mowed 18 times. The board at their next meeting will review mowing requirements.

Park – We have money in the budget that has been rolled over from previous years. This money that is being rolled will give us more flexibility when we secure the purchase of newer or additional park equipment. Currently the existing playground equipment looks to be in good condition from the repainting that was done in 2012. A homeowner did talk about eliminating the older wooden picnic table that is at end of life.

Paths – David White contacted 3 different contractors about the condition of the paths. The contractors are still advising us that the paths currently have too much product on them. This is causing the sealer to flick off and crack. We will have some repairs to the paths where tree roots have damaged the path. Overall the 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 – Homeowner did have a concern about the deep cracks in the tennis courts. The surface was resealed in 2011 by Pro-seal. The homeowner did try to seal some of the cracks and he was un-successful. The extreme heat that we had in the year 2012 caused some expansion and contraction causing the imperfections to appear. Board member David White said that we have about 6-8 inches thick of asphalt and that is not ideal. Dave will follow up and will get some professional estimates and an evaluation of the base of the tennis court and on fixing the tennis court cracks. This will be discussed at the winter board meeting. The tennis court asphalt was done in 1996. The arborvitae trees around the tennis courts are looking like they are recovering fine from the hot summer of 2012 and the deer eating on them in the winter.

Pond / Weed Control –Phil Thoma reviewed weed control requirements for the large pond and determined it was not necessary this spring. Barley straw as not added and should be reconsidered next spring. We appear to have had good results controlling weeds with barley straw in the past. Copper sulfate was applied to the pond this year. Some discussion was brought up about having some tree and brush trimming done around the ponds. Mick Nyenhuis had an estimate for \$650.00 to cut trees and brush in the commons area directly across from his house. The board will review the condition of the pond and surrounding area and make recommendations for treatment for this coming summer.

Election of 2014 Board of Directors:

Phil Thoma resigned from his alternate board member position. Election was held:

Len Hadovski, Jeff Jacob, Ted Fenger, David White, Andrea Bisordi and Mick Nyenhuis were nominated for election to the 2014 Board. A motion was made and votes were taken to elect five of the nominees to the Board, they are Len Hadovski, Jeff Jacob, Ted Fenger, David White and Andrea Bisordi. Board positions will be determined by the elected at the annual board meeting.

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