

MISTY MEADOWS HOMES ASSOCIATION, INC.

www.MistyMeadowsHomes.com

2020 DIRECTORS AND OFFICERS

Andrea Bisordi President/Treasurer 262-354-8123	Jessica Nedbal Director 414-750-5087	Ted Fenger Secretary 262-567-5446	Karl Timm Alternate 608-695-7138	Jerry Osborne Alternate 608-397-4590
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MINUTES OF MEETING 2020 ANNUAL MEETING OF MEMBERS MISTY MEADOWS HOMES ASSOCIATION, INC.

The annual meeting of Misty Meadows Homes Association, Inc. was called to order as virtual zoom meeting **October 19, 2020** (12) Building site owners were present with another (15) Owners present by at Lord of Life face to face viewing, organized by Homeowners Nancy Yuhas and Ginny Jacob. This year's meeting because of the pandemic was a vote by mail election. (48) Building site owners part in the vote by mail election. This met the required quorum of (21) building site owners participating.

Secretary's Report:

On January 20, 2020 the Misty Meadows board reviewed and approved the minutes from the Annual Members HOA Meeting that was held October 7, 2019. The secretary posted the approved minutes to our website www.MistyMeadowsHomes.com. The secretary is also in charge of all of the records and documentation for the organization.

Treasurer's Report:

Dues to be collected: No dues are outstanding.

Operating Fund Balance:

<u>Saving Operating Expenses Account</u>	<u>\$22,335.41</u>
<u>Checking Account</u>	<u>\$ 1,097.23</u>
Net Operating Total	\$23,432.64

Capital Maintenance/Path Replace Balance: \$ 1621.85

Legal Account Balance: \$ 3926.73

Fireworks Fund Raising Account: \$ 924.23

(This account is overages from donations and is strictly used for fireworks)

President's Report:

January the board met and elected officer's and Andrea choose to serve as both President and Treasurer because of Jessica being new to the board she wanted some time to learn the position rather than take on the full role out of the gate. No training for Jessica took place do to the difficulty with the Covid-19 pandemic.

- **Legal updates:** By Laws were reviewed by the Law firm Schober Schober & Mitchell at a cost of \$1170. There was a date typo that was not marked on the review sheet sent out to the homeowners. This was fixed to be April 1 due date as it has historically been. Results of the Bylaws Question mailing were 40 homeowners in favor, 8 homeowners opposed. The Declarations /Covenants will need to be reviewed in the future before they expire in 2032.
- **Fireworks:** In the year 2020 only \$2000 was allocated towards the Fireworks rather than the historic \$3000 because of the cost of tree work for the subdivision. There are still more trees to be cut down most notably along the path by Misty Terrace that will be addressed by the incoming board in 2021. The result of the Fireworks question mailed out having contributions being removed from the dues were 30 in favor, 18 opposed.
- **Path Resurfacing:** Paths were resurfaced for a cost of \$39,465 by Johnson & Sons Paving. The tennis courts were too expensive to be dealt with in 2020.
- **Virtual Homeowners Meeting Packet:** This year's homeowners meeting also took place as a mail in voting and packets were mailed out to the subdivision at a cost of \$697.78.
(President solely handled the mailing and the content creation of the packets for the homeowners.)

Fireworks:

This was Misty Meadows 32th year of fireworks and was delayed and held August 29th 2020. The overall cost for the 2020 fireworks show was \$8,000. Misty Meadows Homes Association contributed \$2,000 (*About \$25 per homeowner*) and Misty Meadows North contributed \$3000 to the fireworks event. The rest of the money came from donations from local businesses and individual homeowners. We have entered into our final year of a 3 year non-binding contract. Based on the survey vote that was taken about doing the fireworks as a strictly voluntary collection will be reviewed by the incoming board 2021. Tentative fireworks date Saturday **June 19, 2021** with a rain date of Sunday June 20, 2021.

2020 Budget and Dues:

The 2020 budget was presented in the mailed packet. Detailed statements were given out at the meeting. Grass mowing (\$8000), Insurance (\$1285) and Tree removal/Trimming (7572.62) were our largest expenses. Current dues were \$300 for 2020. The annual budget and dues will be reviewed at the 2021 Board of Directors winter meeting to establish the 2021 budget.

Website:

We have just completed our 12th year having a website for MistyMeadowsHomes.com. The website server and domain name expires January 18, 2021. We will continue to move forward getting the dues notices posted along with our budgets, agendas, and notices on the website. 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 website includes information such as our Meeting Minutes, Events, Bylaws, Covenants and Articles of Incorporation and Online directory with popup information for our members to review. The Board would like to continue to develop archive features for information for future board members.

Maintenance:

Entrance Sign: Bauer Sign installed the sign October 15, 2018. Sign looks good and will give us many years with no maintenance.

Mowing: Terry Largent reported that the park has been mowed 20 times this year. He also helped out and trimming tree branches that were hanging down on the paths. Lawn cutting expense were \$8000 for the year of 2020.

Tree Trimming: 2020 was another big year for Tree Trimming. We had many Ash trees die because of the emerald ash bore beetle. Monster tree service was hired to cut down 11 trees at a cost of \$7572.62. Homeowners Steve Balistreri, Ted Fenger, Karl Timm and Jerry Osborne did help, and we did take 3 trees down during the summer at no cost to the subdivision to help keep costs down. In 2019 the cost for tree trimming was \$8213.57 The running total of tree trimming for 2019 – 2020 was \$15,975.37

Playground: We did have one of the cast aluminum playground riding horses break last year and we are looking to replace. We are continuing to carry over funding from previous years for park equipment. The cost of commercial grade playground equipment is very expensive. If we are going to install new equipment better quality is the only way to go to get your money out of it. 2020 we did have to pull \$500 from this fund in 2020 to help with tree trimming expenses tree trimming. In 2019 \$2300 was pulled from this fund to help with tree trimming expenses.

Paths: Paths were resurfaced 2020 by Johnson & Sons Paving for a cost of \$39,465. We have been budgeting for this cost for a long time and we had the money to get this done. The price was the lowest bid from 3 companies. The board decided to take advantage of this low price. Low gas prices and the Covid-19 pandemic played a role in the low price we paid.

Tennis / Basketball Courts: Large cracks are appearing on the tennis courts.

Tennis courts did have some cracks professionally filled in 2014. The surface was resealed in 2011 by Pro-seal.

The tennis court asphalt was done in 1996. The board is reviewing options to extend the life of the tennis courts. Tearing out the asphalt, fencing and replacing the area with dirt fill would have run approx. \$17,000 We did have an quotes from contractors that were \$50,000 + to fix and replace. Misty Meadows did mail out a survey asking homeowners what they would like to have done with the tennis courts. Karl Timm did fill some of the cracks with tar to see if that product could extend the life of the tennis courts.

Tennis Court Survey Results from 34 Homeowners:

22 Homeowners to Remove

5 Homeowners to Replace

7 Homeowners didn't care either way

Pond / Weed Control: The last 9 years we have not used barley straw on the ponds for weed control. Ponds seem to be doing fine without doing this process. We have had good results controlling weeds with barley straw in the past. Copper sulfate was applied to the pond in the past. We will continue to monitor the condition of the ponds to see if the barley straw process needs to be started again in the future. Currently ponds look good. Money has been set-aside in the budget.

Spring Clean Up: We didn't discuss a date for the park clean up at the HOA meeting. April historically. In the zoom meeting a homeowner did suggest having 2 park cleanups during the year. Spring and Fall? Board will review this suggestion.

Election of 2021 Board of Directors:

Ted Fenger, Jessica Nedbal, Ginny Jacob, Spencer Shepherd, Nancy Yuhas were nominated to be on the board.

All of the elected board members accepted the nominations.

New Business:

Motion was made to adjourn and duly seconded, the meeting was adjourned.

Respectfully submitted,
Ted Fenger
Secretary