

MISTY MEADOWS HOMES ASSOCIATION, INC.

www.MistyMeadowsHomes.com

2021 DIRECTORS AND OFFICERS

Nancy Yuhas President 262-468-8576	Jessica Nedbal Treasurer	Ted Fenger Secretary 262-567-5446	Ginny Jacob Alternate 608-695-7138	Spencer Sheppard Park Director 262-490-6184
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MINUTES OF MEETING 2021 ANNUAL MEETING OF MEMBERS MISTY MEADOWS HOMES ASSOCIATION, INC.

The annual meeting of Misty Meadows Homes Association, Inc. was called to order **October 5, 2021** at Lord of Life Lutheran Church in the Town of Oconomowoc. **(20)** Building site owners were present with another **(15)** Owners present by proxy. This met the required quorum of (21) building site owners present.

Secretary's Report:

Members reviewed the board-approved minutes for the 2020 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:

Dues to be collected: No dues are outstanding.

Operating Fund Balance:

<i>Saving Operating Expenses Account</i>	\$28,686.81
<i>Checking Account</i>	\$ 433.23
Net Operating Total	\$29,120.50

Capital Maintenance/Path Replace Balance: \$ 4624.32

Legal Account Balance: \$ 4430.20

Fireworks Fund Raising Account: \$ 1150.47

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

President's Report:

January the board met and discussed the results of the survey taken about the funding of the fireworks. It was decided that we needed to honor the current contract with the funding that was set in place when the contract was signed. Starting 2022 we will collect for the fireworks using a voluntary form on the homeowners' bills.

Fireworks:

This was Misty Meadows 33rd year of fireworks and was held June 19th, 2021. The overall cost for the 2021 fireworks show was \$8,000. Misty Meadows Homes Association contributed \$3,000 (*About \$37 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 completed our final year of a 3-year non-binding contract with Five Star Fireworks.

The Board is reviewing entering into a 2-year Non-Binding Contract. The homeowners present at the meeting did express their excitement about continuing the Fireworks in the future.

Tentative fireworks date Saturday **June 18, 2022** with a rain date of Sunday June 19, 2022.

2021 Budget and Dues:

The 2021 budget was presented and reviewed. Detailed statements were given out at the meeting. Grass mowing (\$8100), Insurance (\$1285) and Tree removal/Trimming (\$800.00) were our largest expenses. Current dues were \$300 for 2021. The annual budget and dues will be reviewed at the 2022 Board of Directors winter meeting to establish the 2022 budget.

Website:

We have just completed our 13th year having a website for MistyMeadowsHomes.com. The website server and domain name expires January 18, 2022. 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 with trimming tree branches that were hanging down on the paths.

Tree Trimming: 2021 was another big year for Tree Trimming. We had many Ash trees die because of the emerald ash bore beetle. Chucks Landscaping was hired to cut down 1 tree at a cost of \$800. Homeowners Steve Balistreri, Ted Fenger, Spencer Sheppard, John Swanson, Jim Laatsch and many other homeowners help take down 7 trees at no cost to the subdivision to help keep costs down. Thank you for all the help getting this done. This was a huge undertaking that could have cost the homeowners thousands of dollars.

Playground: We did have one of the cast aluminum playground riding horse break in 2019. Ted Fenger donated a aluminum cast rhino and homeowner Jason Indra is helping to adapt that base to allow us to install in the playground area. We are continuing to carry over funding from previous years for park equipment. Homeowner did express that we should update and add something new.

Paths: Paths were resurfaced 2020 by Johnson & Sons Paving for a cost of \$39,465. The paths are in excellent condition and will give us many years of enjoyment. We are starting a new budget to allow us to replace them again when needed in the future.

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 quotes from contractors that were \$50,000 + to fix and replace. Misty Meadows did mail out a survey in 2020 asking homeowners what they would like to have done with the tennis courts. The results of that survey from 34 homeowners that took part in the survey said that we should remove the tennis courts rather than replace. Board is reviewing options. Someone did damage and cut one of the locks off the tennis court.

Pond / Weed Control: The last 10 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: This year's park cleanup was May 1st, 2021. The Park cleanup was very successful and had a lot of homeowners participate. The previous years that we had the cleanup in April and it was snowed out 2 years in a row.

Election of 2022 Board of Directors:

Susan Nelson, Ted Fenger, Ginny Jacob, Spencer Shepherd, Nancy Yuhas were nominated to be on the board. All 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