

# MISTY MEADOWS HOMES ASSOCIATION, INC.

[www.MistyMeadowsHomes.com](http://www.MistyMeadowsHomes.com)

## 2022 DIRECTORS AND OFFICERS

<b>Nancy Yuhas</b> President 262-468-8576	<b>Susan Nelson</b> Treasurer 262-490-0204	<b>Ted Fenger</b> Secretary 262-567-5446	<b>Ginny Jacob</b> Alternate 608-695-7138	<b>Spencer Sheppard</b> Park Director 262-490-6184
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## MINUTES OF MEETING 2022 ANNUAL MEETING OF MEMBERS MISTY MEADOWS HOMES ASSOCIATION, INC.

The annual meeting of Misty Meadows Homes Association, Inc. was called to order **October 4, 2022** at Lord of Life Lutheran Church in the Town of Oconomowoc. **(18)** 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 2021 Annual Members Meeting. The secretary informed the members that the minutes are available on our website [www.MistyMeadowsHomes.com](http://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>	\$ 36,552.61
<i>Checking Account</i>	\$ <u>799.36</u>
<b>Net Operating Total</b>	<b>\$ 37,351.97</b>

**Capital Maintenance/Path Replace Balance:** \$ 7628.30

**Legal Account Balance:** \$ 4934.02

**Fireworks Fund Raising Account:** \$ 784.71

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

Starting 2022 we updated the billing invoice to include a payment stub to mail back with the bills and voluntary section to donate to the fireworks on the homeowner's bills. Homeowners did seem to have positive comments about the new bill invoice design.

Misty Meadows had 2 new homeowners this year and will have one more sale before the end of the year.

### President's Report:

Nancy wanted to thank all the volunteers that turned out for the park cleanup despite the rainy weather. We accomplished a lot taking care of the brush piles in the park that needed burning. Awesome job to all. Nancy also wanted to thank Chris Fitzpatrick for her generous tree donations to the Misty Meadows Park.

### Fireworks:

This was Misty Meadows 34<sup>th</sup> year of fireworks and was held June 18<sup>th</sup>, 2022. The overall cost for the 2022 fireworks show was \$8,400. Misty Meadows Homes Association contributed \$1500 to the fireworks with the rest of the amount were donations collected from the homeowners and local businesses. We also partner with Misty Meadows North who contribute donations for the fireworks.

We have completed the 1<sup>st</sup> year of our 2-year non-binding contract with Five Star Fireworks that ends after the 2023 show. The homeowners present at the meeting did express their excitement about continuing the fireworks in the future.

**We need volunteers to help with the fireworks to keep this going.**

Tentative fireworks date Saturday **June 17, 2023**, with a *rain date of Sunday June 18, 2023*.

### 2022 Budget and Dues:

The 2022 budget was presented and reviewed. Detailed statements were given out at the meeting. Grass mowing (\$8100), and Insurance (\$1285) were our largest expenses. Current dues were \$300 for 2022. The annual budget and dues will be reviewed at the 2023 Board of Directors winter meeting to establish the 2023 budget.

**Website:**

We have just completed our 14<sup>th</sup> year having a website for MistyMeadowsHomes.com. The website server and domain name expire January 18, 2022. 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 website needs a programming update to allow it to meet the updated standards with security and cell technology.

**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 16 times this year. He also helped with trimming tree branches that were hanging down on the paths. Terry Largent did inform us after the meeting that he is retiring from cutting the grass. Thank you for your long years of service Terry.

**Tree Trimming:** 2022 was another year for tree trimming. Homeowners Steve Balistreri and Ted Fenger cut down the last dead Ash tree by the park playground at no cost to the homeowners. This was a huge undertaking that could have cost the homeowners thousands of dollars. This year we did hire a stump grinding service to remove 7 stumps for \$210.

**Playground:** We did have one of the cast aluminum playground rider horse break in 2019. Ted Fenger donated a used aluminum cast rhino rider to be used in the park. Homeowner Jason Indra adapted the base and painted the rhino and installed it 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 in 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 tennis court asphalt was last done in 1996. 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 \$60,000 + to fix and replace. At the meeting Karl Timm and other homeowners are putting together a committee to review options to extend the life of the tennis courts. This will be a project for the park clean-up to have some product to fill some of the cracks. Locks still need to be fixed. Looks like someone cut off one of the locks to the tennis courts.

**Pond / Weed Control:** We have not done anything for many years to the ponds. The ponds seem to be doing fine not doing any weed control. In the past we have had good results controlling weeds with barley straw. 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 1<sup>st</sup>, 2021. The Park cleanup was very successful and had a lot of homeowners participate. In previous years, we had the cleanup in April, and it was snowed out 2 years in a row.

**Election of 2023 Board of Directors:**

Susan Nelson, Ted Fenger, Ginny Jacob, Spencer Shepherd, and 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