

MISTY MEADOWS HOMES ASSOCIATION, INC.

www.MistyMeadowsHomes.com

2023 DIRECTORS AND OFFICERS

Nancy Yuhas President 262-468-8576	Susan Nelson 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 2023 ANNUAL MEETING OF MEMBERS MISTY MEADOWS HOMES ASSOCIATION, INC.

The annual meeting of Misty Meadows Homes Association, Inc. was called to order **October 17, 2023** at Lord of Life Lutheran Church in the Town of Oconomowoc. **(20)** Building site owners were present with another **(21)** 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 2022 Annual Members Meeting. The secretary informed the members that the minutes are available on our website www.MistyMeadowsHomes.com Contact information was reviewed on how to get in touch with the board members.

Treasurer's Report:

Susan Nelson is stepping down from the treasurer position. Thank you Susan for your service and attention to detail.

Dues to be collected: No dues are outstanding.

Operating Fund Balance:

<i>Saving Operating Expenses Account</i>	\$ 27,955.61
<i>Checking Account</i>	\$ <u>325.35</u>
Net Operating Total	\$ 28,280.96

Capital Maintenance/Path Replace Balance: \$ 27,686.69

Legal Account Balance: \$ 4,944.23

Fireworks Fund Raising Account: \$ 1,136.14

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

Misty Meadows had 2 new homeowners move into the subdivision 2023. Welcome!

President's Report:

Nancy has been our president since 2020. Nancy asked the homeowners present if they had any concerns about our new grass cutting service. Overall, the homeowners present at the meeting had no concerns. We did bring up that there is some trimming that needs to be done on the playground. Overall, no concerns from the homeowners.

Thank you again to all that helped with the park cleanup. Nancy also wanted to thank Chris Fitzpatrick for her generous tree donations to the Misty Meadows Park.

Fireworks:

This was Misty Meadows 35th year of fireworks and was held June 17th, 2023. The overall cost for the 2023 fireworks show was \$8,000. Misty Meadows Homes Association contributed \$1500 to the fireworks with the rest of the amount comprised of donations collected from the homeowners and local businesses. We also partner with Misty Meadows North who contribute donations for the fireworks.

We have completed our 2-year non-binding contract with Five Star Fireworks with the 2023 show.

The homeowners present at the meeting did express their excitement about continuing the fireworks in the future.

Misty Meadows will sign up for another 2-year non-binding contract with Five Star Fireworks for years 2024 and 2025.

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

Tentative fireworks date for this year is Saturday **June 22, 2024**, with a *rain date of Sunday June 23, 2024*.

2023 Budget and Dues:

The 2023 budget was presented and reviewed. Detailed budget statements were given out at the meeting. Grass mowing (\$9500), and Insurance (\$1349) were our largest expenses. Current dues are \$320 for 2023. The annual budget and dues will be reviewed at the 2024 Board of Directors winter meeting to establish the 2024 budget.

Website:

We have had website MistyMeadowsHomes.com for 15 years. The website server and domain name expire January 18, 2024. The website includes information such as our meeting minutes, events, bylaws, covenants and articles of incorporation and online directory with other 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. Board will continue to utilize and update the website in the future.

Maintenance:

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

Mowing: Kraig Galko's business, GM Contractors, is our new grass cutting company. Kraig is a homeowner that lives in Misty Meadows and has started a new business cutting grass professionally. This was his 1st year working for Misty Meadows. Terry Largent retired from cutting the grass in 2022. Thank you for your long years of service Terry.

Tree Trimming: 2023 was another year for tree trimming. We hired a company to remove the dead ash tree off the path by the Lisbon Library book drop for the cost of \$800. During our park cleanup homeowners took down 2 dead trees in the park at no cost to Misty Meadows Homes. Thank you all for your hard work keeping our dues down for our homeowners.

Playground: Playground equipment is still in good condition but will need to be painted again. This will be a project for the next park cleanup. We are continuing to carry over funding from previous years for park equipment.

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. We will have to seal the paths in the future. Board will monitor and review the path condition.

Tennis / Basketball Courts: Large cracks are on the tennis courts. Homeowners helped clean the cracks on the tennis courts during the park cleanup this spring. Karl Timm and Ted Fenger worked on the tennis courts on a different day filling the cracks with sand and then using a professional grade crack filler that cost of \$320. We got half of one tennis court done before running out of the product that was purchased. We will evaluate how well this product works through the winter months.

- Tennis courts did have some cracks professionally filled in 2014.
- The tennis court asphalt was last done in 1996.
- We have had quotes from contractors that were \$60,000 + to fix and replace in 2021. Board is reviewing other quotes.
- Broken lock needs to be replaced. Looks like someone cut off one of the locks to the tennis courts.

Pond / Weed Control: We have not had to do 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. 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 for the ponds.

Spring Clean Up: This year's park cleanup was May 6th, 2023. The Park cleanup was very successful and had about 12 homeowners participate. Special thanks to the Boy Scouts this year helping make the cleanup go very fast.

Election of 2024 Board of Directors:

Nancy Yuhas, Ted Fenger, Ginny Jacob, Spencer Shepherd, and were nominated to be on the board. All the elected board members accepted the nominations.

At the time of the meeting we had no volunteers to replace Treasurer Susan Nelson.

We later had homeowner Lisa Schultz volunteer. Welcome aboard Lisa and thank you.

New Business:

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

Respectfully submitted,
Ted Fenger
Secretary