

MISTY MEADOWS HOMES ASSOCIATION, INC.

www.MistyMeadowsHomes.com

2025 DIRECTORS AND OFFICERS

Nancy Yuhas President 262-468-8576	Lisa Schultz Treasurer 262-271-3323	Ted Fenger Secretary 262-567-5446	Ginny Jacob Alternate 262-227-6365	Spencer Sheppard Park Director 262-490-6184
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MINUTES OF MEETING 2025 ANNUAL MEETING OF MEMBERS MISTY MEADOWS HOMES ASSOCIATION, INC.

The annual meeting of Misty Meadows Homes Association, Inc. was called to order **October 14, 2025**, at Lord of Life Lutheran Church in the Town of Oconomowoc. **(14)** Building site owners were present with another **(13)** Owners present by proxy. This met the required quorum of **(21)** building site owners present.

Secretary's Report:

Ted has been our secretary since 2007. Homeowners reviewed the board-approved minutes for the 2024 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:

Lisa has been our Treasurer since 2023. The treasurer presented the homeowners the treasurer's report at the meeting.

Dues to be collected: No dues are outstanding.

Operating Fund Balance:

<i>Saving Operating Expenses Account</i>	\$ 36,978.98
<i>Checking Account</i>	\$ 5,548.84

Net Operating Total	\$ 42,527.443
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Capital Maintenance/Path Replace Balance: \$ 41,748.79

Legal Account Balance: \$ 5,026.30

Fireworks Fund Raising Account: \$ 2,005.75

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

Misty Meadows had 5 new homeowners move into the subdivision in 2025. Welcome!

President's Report:

Nancy has been our president since 2020. Nancy thanked all the homeowners that were involved with the park cleanup and the work that was done to the tennis courts. Nancy had all the new homeowner's standup and introduce themselves at the meeting. We are always looking for volunteers to help with the Fireworks and other park projects to help keep our park beautiful and dues low.

Fireworks:

This was Misty Meadows 37th year of fireworks and was held June 21st, 2025. The overall cost for the 2025 fireworks show was \$8,500. 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 a 2-year non-binding contract with Five Star Fireworks. The contract completes at the end of 2027.

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

Tentative fireworks date for this year is Saturday **June 20, 2026**, with a *rain date of Sunday June 21, 2026*.

2025 Budget and Dues:

The 2025 budget was presented and reviewed. Detailed budget statements were given out at the meeting. Grass mowing (\$9500), and Insurance (\$1503) were our largest expenses. Current dues are \$350 for 2025. The 2026 annual budget and dues will be reviewed at the winter Board of Directors meeting.

Website:

We have had the website **MistyMeadowsHomes.com** for 17 years. The website server and domain name expire January 18, 2026. 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 programing 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.

Homeowner Sharon Stafford did suggest a Facebook page, and she is putting that together as another information source.

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: GM Contractors has been cutting our park grass since 2023. Kraig is the owner of the grass service and a homeowner that lives in Misty Meadows and has started a new business cutting grass professionally. We have been happy with the service.

Tree Trimming: 2025 was another year for tree trimming. We hired a Chucks Landscaping to remove a large branch that was over the paths entering the park by Lisbon Rd not too far from the tennis courts for a cost of \$500. We did have homeowners Chad Morgan, Steve Balistreri and Ted Fenger help dispose of the branches and logs. Thank you all for your hard work keeping our dues down for our homeowners.

Playground: We did have one of our playground equipment toys damaged this year. The Rhino riding toy that was fixed 2022 was broken again by having the base bent and the metal sheared off. The board will review getting this fixed and replaced.

Paths: Paths were resurfaced on July 9th, 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 (5-6) years. Board will monitor and review the path condition.

The board did have some complaints about motorized vehicles in the park. We don't want motorized vehicles in the park unless it is a special workday or we are having a special service done in the park. This is for safety reasons because of the pedestrian walking in the park. This also effects our insurance coverage.

Tennis / Basketball Courts: We used the \$930 worth of crack filling product that we purchased in 2024. We applied some of the crack filler in 2023 at the cost of \$320. Our total cost into the crack filling is \$1250. We have almost all the tennis court done before running out of the product that was purchased. Board did get a quote this year from professional contractor PLM for **\$37,415** for them to fill all the cracks and seal with tar. This service will only get us about 3 years and we maybe in the same boat we are now. The other quote that we received from PLM was what they call the Grizzly court. They wrap the surface of the court with an acrylic mat system and heat it to the surface. This process would cost **\$110,235**. The Grizzly court service comes with a 5-year warranty. We have also been talking to another homeowner that is in the concrete profession and discussed that both services from PLM don't do anything with the moving base of the tennis courts. Hawks Concrete did give us a quote of \$88,000 to remove all the old asphalt and put a new concrete base for the tennis courts. The concrete process would last us 25 years for the tennis courts. We need the board to review further, what direction we would like to do for this project. The plan for now is to get the tennis courts playable and build up a financial budget allow us to get a contractor to fix the tennis courts with a good long-term investment.

- Tennis courts did have some cracks professionally filled in 2014.
- 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 3rd, 2025. The park cleanup was very successful and had about 14 homeowners participating.

Election of 2025 Board of Directors:

Nancy Yuhas, Ted Fenger, Lisa Schultz, Spencer Shepherd, and Ginny Jacob 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