**MISTY MEADOWS NORTH HOMES ASSOCIATION, INC.**

**PO BOX 133 Okauchee, WI 53069**

**MMNHA53066@gmail.com** **www.MistyMeadowsNorth.com**

**Directors and Officers**

**President:** Terry Clemans(262-567-0498) **Vice President:** Don Silkey (262-567-5533)

**Secretary:** Denise Hansen (262-567-4013) **Treasurer:** Brooke Zickert (920-538-1563)

**Park Director:** Kevin Hooper (920-248-3120)

February 8, 2022

On January 27, 2022 all the Board members met for the annual meeting. We went over the budget, the audit, and all the work that was accomplished in the park last summer and what improvements can be made in the future.

We are still in a pandemic with a high number of our population contracting the Omicron Virus. Therefore the Board has regrettably decided not to hold a public meeting for Misty Meadows North Homes Association normally held in March. If you have any concerns or questions that need to be addressed please use our Gmail.

**Budget:**

As you are well aware prices have skyrocketed, so to ease the burden of an estimated $680 special assessment for future bike path repair and to keep up with park maintenance costs we will be raising the Dues to $325. **Dues are due on** **or before May 1, 2022.** The first week in April you will be sent the Annual Dues Notice out lining the legal procedure and costs involved if the dues are not paid on time. Enclosed please find the Budget for 2022.

It took 5 months of going through the Books & bank records (dating back to 2015), speaking with authorities and meeting with State Farm Insurance in an effort to try and recoup the monies not recorded and lost by the previous Treasurer. It has been determined that the former Treasurer did not steal money so no charges or insurance claim can be filled. Dereliction of duty and ignorance are not punishable offences in Wisconsin. Anyone wishing to review a breakdown of the audit please contact Denise and you will be emailed a copy. Again thank you to everyone who resubmitted their uncashed checks and verified our no record of payments.

Moving forward the Board has implemented a two person system for monitoring MMNHA business. To help us implement that we will expect all Dues to be paid on or before May 1st of every year. If your dues are 30 past due as per our DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS a late payment penalty of $50 plus interest rate of 18%per annum will be assed.

**Park Business:**

This past year has been another challenging year for storm damage and dead tree removal. Park maintenance cost was abnormally high in 2021 mostly due to deferred maintenance for tree removal. That being said we did save thousands of dollars by not using a large outfit like Monster. There was a lot accomplished in the park in 2021. Before winter ended the last 4 dead Ash trees were cut down. Also removed was a Poplar and Willow tree. A tree that snapped at ground level was removed and chipped up along with overgrown brush in that area. Before spring the last 2 ash trees will be cut down. The wood will be left there for anyone who wants it.

 We removed an old playground set in the lower park that was becoming a hazard and liability. It was replaced with a new Rainbow playground system that we were able to purchase on sale, saving us $3000. The chips from the trees were used for mulch around the play areas. That saved us having to purchase new mulch.

The ponds were treated three times last year which has helped to keep the vegetative growth down. Some homeowners have asked why there was so much algae last year. It was due to the low water table and high temperatures in the summer. There were also many dead carp in the natural pond. This was caused by the drastic temperature change (freeze/thaw) that occurred in spring 2021. Per the experts the other fish are not affected by this. It took some time to find a contractor, but we were able to get the aged wood bridge that leads to the island repaired.

If you know of any good contractors for tree removal and/or lawn mowing please have them contact Kevin or the HOA at MMNHA53066@gmail.com. It’s great to grow our contractor base.

It’s good to see so many people enjoying the park. Please keep it beautiful by cleaning up after your pets and picking up any trash you see. Park clean-up day is Saturday April 30, 2022 starting at 9am. We will meet near the ball diamond.

**Election of Board Members:**

President, Terry Clemans and Secretary, Denise Hansen are up for election. Both agree to remain on the Board unless there are any objections or new nominees. If the Board has no new volunteers for the open positions or heard any objections then we will presume we have a yes vote and move forward with our duties.

**Dates to Remember:**

**April 30, 2022**-Park clean-up, 9am, meet by ball diamond.

**May 1, 2022**- Assessment Due Date

**June 18, 2022**-Annual Fireworks. Please contact Terry Clemans if you would like to help raise money. MMNHA rely solely on donations for the fireworks. They are not taken out of your dues, so if you enjoy this tradition as much as we do please consider helping out. Donations go directly to Terry. **Do not send or include them with your Dues payment.** Also, if you are able, please help the homes surrounding the launch site with cleaning up firework debris the next day.

**Communications:**

Welcome to all our new homeowners. If anyone is planning on selling your home, please inform the realtor you are in an HOA and they need to contact Brooke, our Treasurer, to make sure your Dues are up do date. After the sale Denise, the secretary needs to be informed of the new owners so the record books can be kept up to date.

Thank you everyone who makes use of our email. Please know that you can contact us at MMNHA53066@gmail.com

The Yard Waste Recycle Center will open April 2, 2022. Days of operation are Monday, Wednesday, and Saturday. To use the recycle center you need a sticker. The sticker cost has been raised to $15 this year. To receive your sticker you can either pick it up in person at the Town Hall or mail a check with a note requesting a yard waste sticker and a self-addressed stamped envelope to:

Town of Oconomowoc W359N6812 Brown Street, Oconomowoc, WI 53066

Respectfully Submitted,

*Denise Hansen*

Secretary