

MISTY MEADOWS NORTH HOMES ASSOCIATION, INC.

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Directors and Officers

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

Secretary: Denise Hansen (262-567-4013) **Treasurer:** Susan Schlaug (262-443-2769)

Park Director: Kevin Hooper (920-248-3120) **Assistant Park director:** Scott Harter (262-498-3383)

Architectural Committee Members: Terry Clemans-Kevin Hooper-Don Silkey

MINUTES OF ANNUAL MEETING FOR FISCAL YEAR 2025

Call to Meeting: Thursday March 13, 2025 President Terry Clemans called the general meeting to order at 7:00 pm at the Lord of Life Church. 25 property owners were present with 14 eligible proxies, which met the required quorum of 26.

Budget: This year's annual Dues will be \$475. Dues are due on or before May 1, 2025. Enclosed you will find the Annual Dues Notice outlining the legal procedures and cost involved if the Dues are not paid on time. When submitting your payment please mark your check with your lot number found on the Dues Notice and mail them in the self-addressed envelope. The Board realizes that the Dues may be a hardship for some of our homeowners. If this is the case please contact Denise and we will set up a payment plan. Thank you.

We would like to welcome Susan Schlaug to the Board. She was appointed by the Board on February 18, 2025 to help with the digital fund management.

After a lengthy discussion of the Dues increase and lack of funds for the bike path and the rate of inflation, the majority felt it would be better to assess a onetime special assessment in 2026 to redo all of the bike paths. There is currently \$35,921 set aside for the paths. Kevin is in the process of getting bids, which are in the range of \$70,000 to \$85,000. A full removal is \$160,000. There are a few more companies coming out to give us quotes. These bids do not include the tree root removal. That is an additional cost. We are also going to look at hard pack gravel options. So with this information a rough estimate for next year's special assessment would be between \$400 and \$500 dollars added on to our normal Yearly assessment.

A vote was taken on whether or not to have a special assessment. The majority approved the onetime special assessment. So next year please be prepared to pay up to \$900. Your normal Due payment of \$425 will be, as always, due on or before May 1, 2026. For the special assessment you have an option to pay that on May 1, 2026 or pay it on July 1, 2026.

\$500 has been added to the Budget this year for legal Fees because Lot 98, Joseph Giordano, is in arrears for 2024 and has avoided all contact to collect the Dues. If there is still no response after this mailing we may have to pursue legal action.

A motion to pass this year's budget was seconded and approved.

Park Business: Continuing on with the bike path, a lot of preparation has to be done before the repaving company comes to repave them. There are 5 or 6 areas on the path where tree roots have upheaved the paths. Those roots need to be cut out and removed by us. We are looking for a company that can do that and without too much damage to the trees on the homeowner's property. If you are a homeowner with one of these trees that have roots uprooting the bike path you may want to consider cutting it down.

Also it is the responsibility of the homeowners who have property that runs alongside the bike path to remove any growth and retaining walls that encroach onto the path. There should be a 3' clearance on either side. This needs to be done before next summer. If it is not taken care of we will have to hire somebody and you will be charged.

For years residents have requested more natural prairie space in the park land. Starting this year we are going to stop mowing the drainage ditch between lots 99 and 111. We are also looking for other areas that you feel would be good spaces for natural prairies. One of our homeowners, John gave us a great suggestion to contact Retzer Nature Center to see if they can give us guidance and direct us to maybe some State grants or funds. Keep in mind that it takes 2 to 3 years for a natural prairie land to develop so the designated area may look a little shabby until then.

We would also like to start a plant a tree program to repopulate the parkland. If there are any homeowners who would like to plant a tree in the park in memory or on honor of a loved one please contact Kevin. Keep in mind you would be responsible for the watering and care until it gets established.

BE AWARE THAT THE BRIDGE ON THE MIDDLE POND IS NOT SAFE. It was repaired 3 years ago but has since tilted. A new bridge is about \$12,000. A few of the homeowners that use that area are going to check out some options for us. But until the bridge is repaired or removed **STAY OFF OR CROSS AT YOUR OWN RISK.**

We would like to welcome Scott Harter To our Board. He has volunteered to help Kevin as Assistant Park Director.

Our annual park clean-up day is April 12, 2025 (rain date is April 26, 2025). We will meet at 8am by the north pond that's located between the baseball diamond and metal swings. Please bring your yard work tools. This is a great opportunity to bring the whole family down, meet your neighbors, and show appreciation for the beautiful and unique park we have. It also helps keep park maintenance costs down. If you are unable to get down to the park on park clean-up day feel free to go anytime and do a little work.

Our annual fireworks will be held June 21, 2025. Please contact Terry 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 help us out. The cost of the fireworks is at least \$8500. The more money the bigger the bang!

Election of Board Members: There were no new volunteers for the board so a motion to re-elect board members Vice President Don Silkey and Park Director Kevin Hooper was seconded and passed.

Meeting was adjourned at 8:12

Communications: Welcome to all our new homeowners. We hope you enjoy our little community as much as we do. You can contact us at MMNHA53066@gmail.com.

If anyone is planning on selling your home please inform the realtor you are in an HOA and they should contact Denise.

Wishing everyone a safe and fun filled summer.

Respectfully Submitted,

Denise Hansen, Secretary