

# 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:** Brooke Zickert (920-538-1563) **Assistant Treasurer:** Kevin Zickert

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

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

## MINUTES OF ANNUAL MEETING FOR FISCAL YEAR 2024

**Call to Meeting:** Thursday March 14, 2024 President Terry Clemans called the general meeting to order at 7:00 pm at the Lord of Life Church. 19 property owners were present with 12 eligible proxies, which met the required quorum of 26.

**Budget:** This year's annual Dues will be \$425. Dues are due on or before May 1, 2024. 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 Kevin Zickert to the Board as Assistant Treasurer. He was appointed by the Board on February 8, 2024 to help with the managing of our funds.

It was brought to our attention that we had the wrong total on the back page of the 2023 Budget vs. Actual that was sent out with the Meeting Notice. The correct Total Expenses for 2023 is \$35,284.38, which is the total we had listed for the actual budget minus the \$10,000 CD transfer which brought us to the \$45,284.38 Total Expense. So the back page error did not affect the monies in the budget. As of now there is \$14,147.65 in checking and \$51,392.48 in savings and CDs.

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

**Park Business:** Our annual park clean-up day is April 20, 2024 (rain date is April 27, 2024). 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. Also if your yard runs adjacent to a bike path please make sure there is no overgrowth, retaining walls, or branches sticking out into the path that could obstruct walkers or bicyclists.

The playset on the west end of the park is starting to fall apart. A motion to replace it for the cost of \$7,000 was seconded and approved.

Kevin is going to start getting bids for the bike path repair. There are two paths that are in particularly ruff shape and we may start repair on them this summer. It all depends on the cost, as we only have about \$40,000 saved for the job. Please make sure the bike paths are clear running alongside your property for heavy machinery.

The bridge on the middle pond seems to be getting lop-sided again. If anyone has a cost effective solution please contact Kevin or Terry.

Some of the homeowners would like to see new trees planted to replace some of the older ones that have been taken down. If anyone knows of any programs that donate trees or help fund trees for planting please contact us.

Some of the homeowners are not happy with the condition of our ponds. We do have Lakeland biologist's come out 2 or 3 times a year to treat the two smaller ponds. The past few summers have not been good for the water tables. We could use more rain. The best solution for them would be to have them dredged. This would be expensive and smelly. Right now there is not enough income to do this job. No one wants to pay higher Dues. As far as the large pond is concerned it is against the law for us to add fish or treat it. It is a natural water way and the DNR is responsible for it.

Lawn mowing of the 40 acre park area is done by Kevin Hooper and his 2 children. Having a homeowner take care of our parks is an advantage because they live here and care. They go above and beyond what an outside company would do. Although it is MMNHA biggest yearly expense, \$25,000 is far below other bids we have received. Kevin is up for election next year and if anyone feels his mowing is a conflict of interest he will step down off the Board, which would be a disservice for all.

**Our annual fireworks will be held June 22, 2024.** 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!

**Architectural Control:** Once again at the meeting one of our long time homeowners discussed his concern of the disorderly condition of some of our properties. We are an HOA and as such we do have restrictions, conditions, and by-laws that we should all strive to adhere to so that our neighborhood is ascetically pleasing to all. If you own one of these properties it is up to you to make sure you are complying with the CCR's. A few of the concerns are junk piled along sides of houses, work vehicles parked in driveways, and garage doors being left open all day and night that are piled high with miscellaneous items. If possible please clean up these areas and park work vehicles in your garage and close the doors please. Thank you. As a Board there is only so much we can do. We have written letters to the offenders and spoken with authorities on some of the matters. The next step would be to take the offenders to court, which would raise the Dues.

Admittedly some of our By-laws are outdated. It was suggested that we update our By-Laws. We did try to do that in 2019. Official Ballots were sent out to homeowners with their Dues Notice regarding roofing, driveways, and trailer parking. To change a by-law we need 68 votes in favor. Only 63 homeowners returned their ballot and not all were in favor of change. It is hard to accomplish anything with so little participation. Look at tonight's meeting, only 19 of 103 homeowners showed up in person.

**Election of Board Members:** There were no new volunteers for the board so a motion to re-elect board members President Terry Clemans and Secretary Denise Hansen was seconded and passed.

**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](mailto:MMNHA53066@gmail.com).

Thank you Dave Youngberg and Eric Helwig for your park Maintenance work this past summer. If any other homeowners would like to do park work we do have a program set up to reimburse you. Please contact Kevin or Terry.

Robert & Candy Zilli want to thank whoever shoveled their drive this past winter. It's always nice to see neighbors helping each other even if they do it anonymously.

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

Wishing everyone a safe and fun filled summer.

Respectfully Submitted,

*Denise Hansen*, Secretary