

2018 Annual Meeting

Minors Homestead West Association





Agenda

- Board elections
- Financial Update
- Old Business
 - Road status
 - Retention Pond work
 - Outlot maintenance
 - ACC update
 - Deed Restrictions change
- Compliance and fines status
- Boulevard trees
- Other items
 - Phase IV update
 - Website & Box update
- New Business
- Closing

HOA Board

According to Article IV: The association shall be managed by five directors

➤ The people elected will hold the positions of:

- President
- Vice President
- Treasurer
- Secretary
- Director

➤ Current Members

- Jay Cashmore
- John Dzurick
- Kevin Trapp
- Paul Dengel
- open position

➤ One seat is up for election

- Each seat will serve a term of three years

➤ Requirements of a Board member

- Meet monthly to discuss and decide on association matters
 - Commit 3 to 4 hours monthly
- Potentially serve on a committee
- Act as a representative of the board while interacting with neighbors



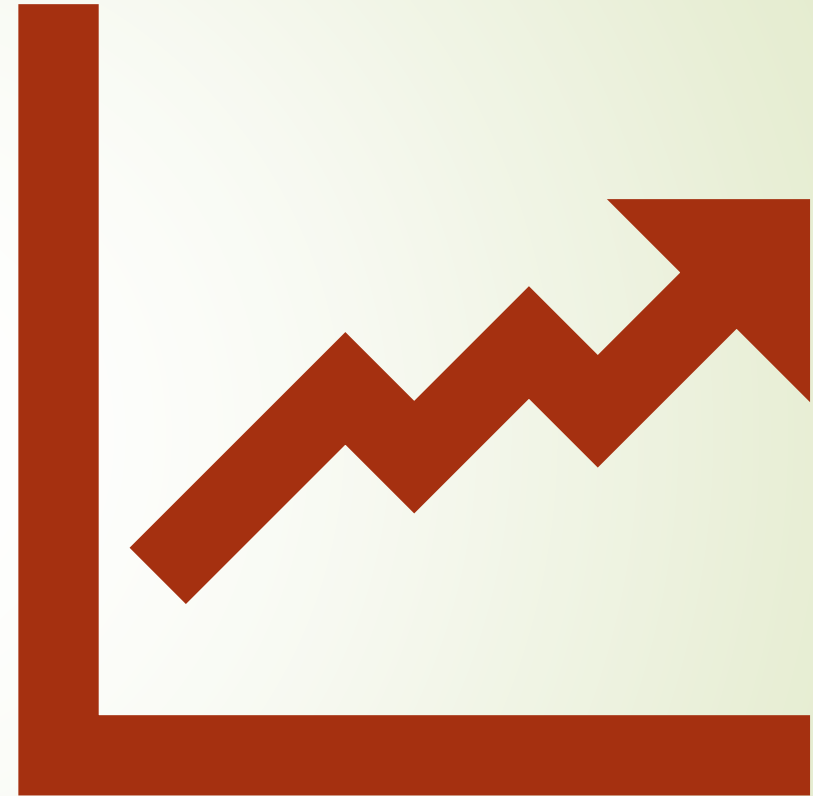
Election

- Candidates

- ?

Financial update

- ▶ 2017 Balance Sheet
- ▶ 2017 Profit and Loss
- ▶ 2017 Budget vs Actual
- ▶ 2018 Budget



Road Status

- ▶ Final payment on the road was made in December 2017
 - ▶ No outstanding dues or further action needed



Retention pond maintenance

- Bids were evaluated and a vendor was selected
- Maintenance has begun (dependent on weather conditions)
- Homeowners with adjacent properties may be contacted regarding access to ponds
- Things that affect our retention ponds
 - Woody growth on berms
 - Debris in sewers grates
 - Grass clippings
 - Clippings in the road find their way into sewer grates and into the ponds
 - Open trash bins
 - Trash can blow out of open bins and collect in or near the ponds
 - The village requires annual reporting on pond maintenance
 - Yearly documentation on maintenance
 - Professional inspection every five years
 - Maintenance Requirements
 - Remove harmful growth on berms
 - Mowed at least once per year
 - Dredge when sediment level gets to high

Architectural Control Committee (ACC)

- The association uses a committee to manage architectural control requirements.
- The purpose of the ACC is to ensure that Minor's Homestead West remains an attractive, high quality, residential community and preserve and maintain its natural beauty.
- ACC Policy can be found at: <http://www.minorswest.com/governing-documents.html>

➤ ACC Members

- John Dzurick
- Joe Tamm
- Pat McAdams
- Mike Paprocki
- Jamie Soquet

➤ Some items that require approval

- Permanent Structures
- Initial Landscape Plans
- 2 Required Trees
- Sheds
- Patios
- Pools

- ▶ The following guidelines have been developed as a reference for some of the more commonly requested improvements.

ACC Requests

▶ Sheds

- ▶ Sheds may have a maximum square footage of 100 sq/ft with no wall length in excess of 12' and no wall height in excess of 8'.
- ▶ Roof must match or be less than the pitch of the house, with a minimum pitch of 6/12.
- ▶ Roofing materials must match the color and style of the house.
- ▶ Siding materials must match the color, style and direction of the house.
- ▶ Doors may be garage, rolling, or barn style.

▶ Permanent Pools

- ▶ Above ground permanent pools are not allowed.
- ▶ In-ground pools are allowed with approval of detailed plans.
- ▶ Pools must be fenced with decorative fencing (no chain-link) and the height must comply with village regulations. Fences can only enclose pool and concrete pad or deck area.

▶ Temporary Pools

- ▶ On July 21st 2017 the HOA deed restrictions were amended to allow temporary pools.
- ▶ Temporary pools are allowed only between May 15th and October 15th of any calendar year and require ACC approval prior to installation.
- ▶ Temporary Pools shall be located behind the home in a position that best preserves the natural aesthetics of the neighborhood with minimal negative impact to any other homeowner.
- ▶ The Village of Mukwonago requires the pool to be no closer than 10 feet to a property line and no closer than 4 feet from an existing structure.
- ▶ Any pump or filter for the pool must be plugged into a GFI outlet.

Please submit requests for AAC approval to the Minor's Homestead West email: minorswest@yahoo.com



Deed Restrictions

The deed restrictions are in place to protect home owners from things that may detract from the value of their property

- ▶ Deed Restrictions update
- ▶ Deed Restrictions can be found at:
<http://www.minorswest.com/governing-documents.html>
- ▶ Mailboxes and Light Posts
 - ▶ Original Mailbox and lamp posts were discontinued
 - ▶ Information for an approved mailbox and lamp post is on the website.



Deed Restriction change

- Deed Restriction change requires:
 - An amendment to the current deed restrictions on file with Waukesha County.
 - A document showing the old language and proposed language in order to provide home owners to opportunity to see the differences.
 - 60% of the home owners approval of the change through a signature of the document.
 - All signatures to be notarized in order to be valid.
 - The change must be filed with Waukesha county (may require fees).

Compliance and Fines

- Program necessity and timing was communicated in prior meetings and notifications
 - Program is complete pending remediation of a few outstanding items
- Contrary to some accusations, this was not about money, but rather driving completion or remediation of various deed restriction requirements
- Approximately \$750 has been received to date and held, pending a decision on fund allocation
 - Vote on usage of fines
 - Apply to 2019 dues
 - Apply to boulevard tree program
 - Donate to charity (choice of HOA board)
 - Other?

Approved tree list

- Deed Restrictions require three inch diameter at six inches from ground
- Trees cannot be planted closer than 15 feet from the sidewalk
- If a species comes in other forms, only the “tree” form is approved
 - Tree list can be found at www.minorswest.com

Minor's Homestead West Approved Lot Tree list

Broad Leaf Trees

Alder	Ginkgo	Horse chestnut
Bald cypress	Hackberry	Ironwood
Beech	Hawthorn	Linden
Birch	Hazelnut	Magnolia
Catalpa	Hickory	Maple
Coffeetree	Honey locust	Oak
Crabapples	Hornbeam	Pear (Callery)

- This list is approved by the Village of Mukwonago and the Minor's West HOA



Boulevard Trees

- Program was previously approved
 - Multiple bids have been received and are being evaluated
 - Final selection pending
 - Specific final costs incurred as well as credits or funds applied will impact necessity of funding assessment amount
-
- discussion
 - Why
 - When
 - Funding
 - Other?



Other items

- ▶ Phase IV has been sold
 - ▶ Sold to Minor's Estates Investments, LLC
 - ▶ Korndoerfer Homes is located at the same address as Minor's Estates Investments
 - ▶ Shared cost of pond maintenance
 - ▶ Paid for their cost of engineering study
 - ▶ Development may start in 2018/2019 (pending sale of current inventory)
- ▶ Website & Box
 - ▶ Minors West domain and website renewed
 - ▶ Website administration will be transitioned from previous to current board members
 - ▶ Secure Box subscription initiated for centralized document access and storage
- ▶ Communication
 - ▶ Website
 - ▶ Email
 - ▶ Newsletter



New Business



New Business



Comments



Close

➤ Thank you for your participation

