

2019 Annual Meeting

# Minors Homestead West Homeowners Association





# Agenda

- Board elections
- Financial Update
- Old Business
  - Pond maintenance
  - Outlot maintenance
  - ACC update
  - Deed Restrictions reminder
  - Survey results
- Association Projects
  - Boulevard trees
  - Path options
- Other items
  - Website update
  - Phase IV 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
- Pat McAdams

➤ Two seats are up for election

- Each seat will serve a term of three years

➤ Requirements of a Board member

- Meet monthly (or as needed) to discuss and administrate association matters
  - Average 2 to 4 hours monthly
- Potentially serve on a committee
- Act as a representative of the board while interacting with neighbors

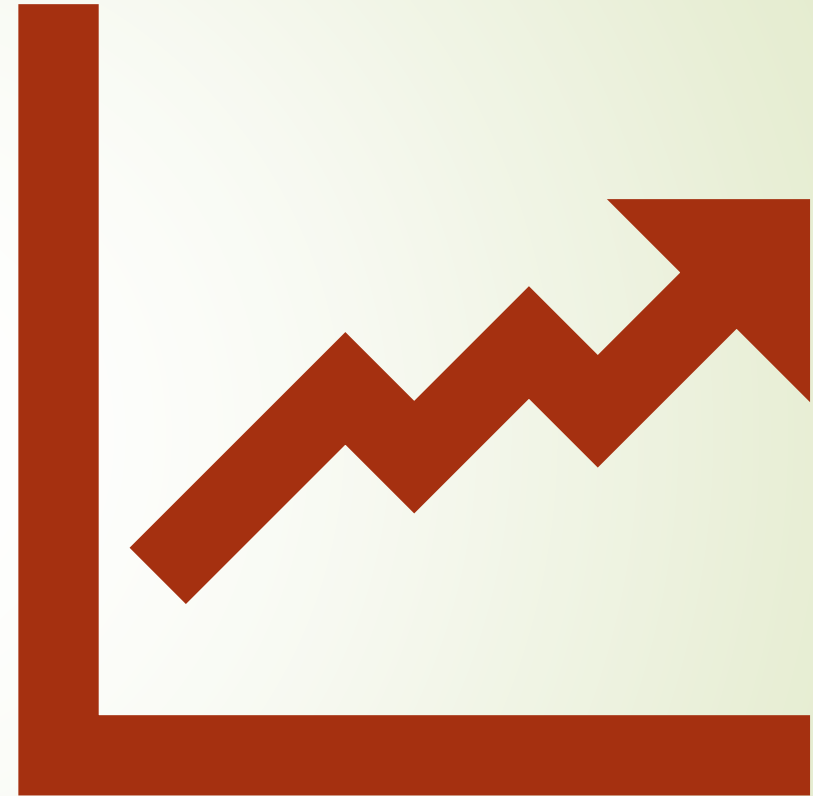


# Election

- ▶ Candidates
  - ▶ Jay Cashmore
  - ▶ Paul Dengel
  - ▶ others?

# Financial update

- ▶ 2018 Balance Sheet
- ▶ 2018 Income Statement
- ▶ 2018 Budget vs Actual
- ▶ 2019 Budget



# Pond maintenance

- Bids were evaluated and a vendor was selected
- Maintenance was completed and inspected in the fall
- Periodic mowing to prevent substantial re-growth was added to outlot mowing

## ➤ 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

# Outlot Maintenance & Snow Removal

- The HOA board was notified that our current vendor would be discontinuing snow removal services.
- The board requested Bids for snow removal vendors and engaged a temporary contractor until the bids could be received & reviewed.
- The bids were evaluated and a vendor was selected.
- The services will be reviewed as needed.
- Feedback & discussion
  - Snow removal services
    - Reminders
      - Please clear areas near fire hydrants
      - Please clear area in front of mailboxes
  - Outlot maintenance & mowing
    - Trim branches encroaching on house

# 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

- Pat McAdams (chair)
- John Dzurick (interim)
- Joe Tamm
- open
- open

## ➤ 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 21<sup>st</sup> 2017 the HOA deed restrictions were amended to allow temporary pools.
- ▶ Temporary pools are allowed only between May 15<sup>th</sup> and October 15<sup>th</sup> 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](mailto: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 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.



# Survey Results

A survey was issued to gather input from homeowners on relevant topics of interest for the neighborhood



# Question 1

How long have you lived in Minor's West?

• Answered: 69

• Skipped: 0

## ANSWER CHOICES—

## RESPONSES—

—  Less than 1 year

0.00%

0

—  1-4 years

24.64%

17

—  5-10 years

42.03%

29

—  10 years +

33.33%

23

TOTAL

69

# Question 2

How involved would you like the HOA to be with the enforcement of Deed Restrictions?

- Answered: 69
- Skipped: 0

## ANSWER CHOICES-

## RESPONSES-

-  No involvement

21.74%

15

-  Some involvement

69.57%

48

-  More involvement

8.70%

6

TOTAL

69

# Question 3

Do you know who to contact on the HOA Board?

- Answered: 69
- Skipped: 0

## ANSWER CHOICES-

## RESPONSES-

-  Yes

53.62%  
37

-  No

46.38%  
32

TOTAL

69

# Question 4

Does the HOA board do a fair job of enforcing the current deed restrictions?

•Answered: 68

•Skipped: 1

ANSWER CHOICES-	RESPONSES-
- <input type="checkbox"/> Very fair	8.82% 6
- <input type="checkbox"/> Fair	27.94% 19
- <input type="checkbox"/> Somewhat Fair	44.12% 30
- <input type="checkbox"/> Not Fair	16.18% 11
- <input type="checkbox"/> Does not enforce	2.94% 2
TOTAL	68

# Question 5

How well does the HOA communicate with you?

• Answered: 66

• Skipped: 3

## ANSWER CHOICES-

## RESPONSES-

-  Does not communicate

16.67%

11

-  Communicates too little

33.33%

22

-  Does not communicate enough

34.85%

23

-  I don't care about communication from my HOA

15.15%

10

TOTAL

66



# Question 6

What improvements would you like to see the HOA make (check as many or as few as you wish)

• Answered: 67

• Skipped: 2

## ANSWER CHOICES-

## RESPONSES-

Boulevard trees in phase 3

26.87%

18

Paved path as originally planned by pond in phase 3

22.39%

15

Better maintenance of out-lots

17.91%

12

No improvements

32.84%

22

TOTAL

67

# Question 7

Are you in favor of the placement of boulevard trees in phase 3 with existing funds?

• Answered: 67

• Skipped: 2

## ANSWER CHOICES—

## RESPONSES—

—  Yes

50.75%

34

—  No

49.25%

33

TOTAL

67

# Question 8

Are you planning on moving?

- Answered: 68
- Skipped: 1

ANSWER CHOICES-	RESPONSES-
- <input type="checkbox"/> Next 6 months	1.47% 1
- <input type="checkbox"/> Within the next year	2.94% 2
- <input type="checkbox"/> 1-5 years	8.82% 6
- <input type="checkbox"/> 6-10 years	11.76% 8
- <input type="checkbox"/> 10+	8.82% 6
- <input type="checkbox"/> Have no plans to move	66.18% 45
TOTAL	68

# Question 9

Have you ever attended an HOA annual meeting?

• Answered: 69

• Skipped: 0

ANSWER CHOICES-

RESPONSES-

-Yes

71.01%

49

-No

28.99%

20

TOTAL

69

# Question 10

What issues do you see as problem in our neighborhood?

•Answered: 69

•Skipped: 0

ANSWER CHOICES–	RESPONSES–
–Unmowed Lawns/Weeds	7.25% 5
–Pet waste not being cleaned up	2.90% 2
–Poor driving (speeding/not obeying traffic signs)	30.43% 21
–Noise	1.45% 1
– <u>Responses</u> Other or no issues (please specify)	57.97% 40
TOTAL	69

# Comments

- more community events
- Alert what the village is doing
- Speeding
- When do we get our trees??
- Overall, no significant concerns.
- covenants are ignored!
- Phase 3 NN entrance median needs new plantings and NE lot corner
- Rules are not followed here. But your expected to
- Misuse of HOA funds, Lack of communication, using a seat on the board to push a personal agenda.
- Trees for phase 3
- Permanent above ground pools
- No play area for kids
- Yardlights should be white so they provide better light at night as we have few street lights.
- No real issues
- The boulevards need updates and the existing trees need to be maintained
- I am surrounded on both sides by people who have not obeyed deed regarding landscaping so I am moving
- No Issues, HOA does a good job. Speeding is an issue, but I feel that is Muk PD issue. Thanks for what you do.
- ALL above, EXCLUDING noise. Would also like to see all boulevard trees and paved path; cannot check boxes within the survey. (Q6)
- The only issue I have is having phase II homes paying for phase III only improvements. I paid for my blvd trees with my lot AND I paid to replace it when it died 2 yrs later. If phase III wants it they can pay for it. Special assessments for all or raising assoc fee for all to cover one area is not appropriate and sets up us vs them between phases.



# Boulevard Trees

- Program was previously approved
- Majority agreement from homeowner survey
- Approval from the Village of Mukwonago (pending)
  - No special assessment
  - First phase to be completed with existing funds
  - Remainder to be completed over the next 1-2 years with funds when available

- discussion
  - Why
  - When
  - Funding
  - Other?



# Other items

- ▶ Phase IV update
  - ▶ Minor's Estates Investments, LLC (Korndoerfer Homes)
    - ▶ Working on other developments
  - ▶ Shared cost of pond maintenance
    - ▶ Paid for their cost of engineering study & pond maintenance
  - ▶ Development pending sale of current inventory (likely not before 2020)
- ▶ Website update
  - ▶ Minors West website updated
    - ▶ Look for periodic Mukwonago community and neighborhood updates
- ▶ Communication
  - ▶ Website
  - ▶ Email
  - ▶ Newsletter





# New Business



New Business



Comments



# Close

➤ Thank you for your participation

