

MISTY MEADOWS HOMES ASSOCIATION, INC.

www.MistyMeadowsHomes.com

2024 DIRECTORS AND OFFICERS

Nancy Yuhas President 262-468-8576	Lisa Schultz Treasurer 262-271-3323	Ted Fenger Secretary 262-567-5446	Ginny Jacob Alternate 608-695-7138	Spencer Sheppard Park Director 262-490-6184
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MINUTES OF MEETING 2024 ANNUAL MEETING OF MEMBERS MISTY MEADOWS HOMES ASSOCIATION, INC.

The annual meeting of Misty Meadows Homes Association, Inc. was called to order **October 1, 2024**, at Lord of Life Lutheran Church in the Town of Oconomowoc. **(16)** Building site owners were present with another **(12)** Owners present by proxy. This met the required quorum of (21) building site owners present.

Secretary's Report:

Ted has been our secretary since 2007. Homeowners reviewed the board-approved minutes for the 2023 Annual Members Meeting. The secretary informed the members that the minutes are available on our website www.MistyMeadowsHomes.com. Contact information was reviewed on how to get in touch with the board members.

Treasurer's Report:

Lisa has been our Treasurer since 2023. The treasurer presented the homeowners the treasurer's report at the meeting.

Dues to be collected: No dues are outstanding.

Operating Fund Balance:

<i>Saving Operating Expenses Account</i>	\$ 25,955.61
<i>Checking Account</i>	\$ <u>9,528.87</u>

Net Operating Total **\$ 35,484.48**

Capital Maintenance/Path Replace Balance: \$ 30,712.46

Legal Account Balance: \$ 5,000.86

Fireworks Fund Raising Account: \$ 1,463.64

(This account is made up of overages from donations and is strictly used for fireworks)

Misty Meadows had 4 new homeowners move into the subdivision in 2024. Welcome!

President's Report:

Nancy has been our president since 2020. Nancy thanked all the homeowners that were involved with the new playground installation. The homeowners in this subdivision are what make Misty Meadows great. We have just one project left patching the tennis courts in 2025. Thank you again to the many that helped with the park cleanup again this year.

Fireworks:

This was Misty Meadows 36th year of fireworks and was held on our first rain date ever Sunday June 23rd, 2024. The overall cost for the 2024 fireworks show was \$8,500. Misty Meadows Homes Association contributed \$1500 to the fireworks with the rest of the amount comprised of donations collected from the homeowners and local businesses. We also partner with Misty Meadows North who contribute donations for the fireworks.

We have a 2-year non-binding contract with Five Star Fireworks. The contract completes at the end of 2025.

We need volunteers to help with the fireworks to keep this going.

Tentative fireworks date for this year is Saturday **June 21, 2025**, with a *rain date of Sunday June 22, 2025*.

2024 Budget and Dues:

The 2024 budget was presented and reviewed. Detailed budget statements were given out at the meeting. Grass mowing (\$9500), and Insurance (\$1503) were our largest expenses. Current dues are \$320 for 2024. The 2025 annual budget and dues will be reviewed at the winter Board of Directors meeting.

Website:

We have had the website **MistyMeadowsHomes.com** for 16 years. The website server and domain name expire January 18, 2025. The website includes information such as our meeting minutes, events, bylaws, covenants and articles of incorporation and online directory with other popup information for our members to review. The website needs a programming update to allow it to meet the updated standards with security and cell technology. Board will continue to utilize and update the website in the future.

Homeowner Sharon Stafford did suggest a Facebook page and she is putting that together as another information source.

Maintenance:

Entrance Sign: Bauer Sign installed the sign on October 15, 2018. Sign still looks good and will give us many years with little to no maintenance.

Mowing: GM Contractors has been cutting our park grass since 2023. Kraig is the owner of the grass service and a homeowner that lives in Misty Meadows and has started a new business cutting grass professionally. We have been happy with the service.

Tree Trimming: 2024 was another year for tree trimming. We hired a company to remove the Linden tree on the edge of the park behind the homeowners Roth and Bence for the cost of \$800. Ted did take care of removing the mulch left behind. During our park cleanup homeowners took down 1 dead pine tree in the park at no cost to Misty Meadows Homes. Thank you all for your hard work keeping our dues down for our homeowners.

Playground: We added to the playground equipment this year. We had many homeowners help setup a reclaimed commercial playground set from a school. It took many weekends to get this done. Special thank you to homeowners Jason Indra, Wayne Cole, Greg Wolfe, Chris Prushiek, Chad Morgan, Karl Timm, Alex Ruetz and Ted Fenger.

Paths: Paths were resurfaced on July 9th, 2020, by Johnson & Sons Paving for a cost of \$39,465. The paths are in excellent condition and will give us many years of enjoyment. We are starting a new budget to allow us to replace them again when needed in the future. We will have to seal the paths in the future (5-6) years. Board will monitor and review the path condition.

Tennis / Basketball Courts: Large cracks are on the tennis courts. The tennis court project didn't make much progress this year. We did purchase \$930 worth of crack filling product that we didn't have time to apply. This is currently being stored, and we will hit this project in 2025 at the park clean up. We applied some of the crack filler in 2023 at the cost of \$320. We got half of one tennis court done before running out of the product that was purchased. Product did seem to hold up well over the 2023 – 2024 winter.

- Tennis courts did have some cracks professionally filled in 2014.
- The tennis court asphalt was last done in 1996.
- Broken lock needs to be replaced. Looks like someone cut off one of the locks to the tennis courts.

Pond / Weed Control: We have not had to do anything for many years to the ponds. The ponds seem to be doing fine not doing any weed control. In the past we have had good results controlling weeds with barley straw. We will continue to monitor the condition of the ponds to see if the barley straw process needs to be started again in the future. Currently ponds look good. Money has been set-aside in the budget for the ponds.

Spring Clean Up: This year's park cleanup was May 11th, 2024. The park cleanup was very successful and had about 12 homeowners participating.

Election of 2025 Board of Directors:

Nancy Yuhas, Ted Fenger, Lisa Schultz, Spencer Shepherd, and Ginny Jacob were nominated to be on the board. All the elected board members accepted the nominations.

New Business:

Homeowner did comment how reasonable our subdivision dues are and commended the board for their work. Homeowner suggested that the house values have gone up so much this year that he would back a dues increase to get the tennis court work done and useable earlier than later. Misty Meadows Board will take his suggestion under advisement and be considerate of the needs of retired homeowners on a limited budget. The Misty Meadows board has always been a very good steward with dues funding to be efficient and fair with the subdivision dues.

Motion was made to adjourn and duly seconded, the meeting was adjourned.

Respectfully submitted,
Ted Fenger
Secretary