

Quietwood Creek Homeowners Association

Annual Meeting Minutes

January 17, 2012, 6:30 p.m.

The meeting was called to order by President Scott Gerloski at 6:43 pm.

Scott opened the meeting with a welcome and an introduction of the current board members.

V-P	Paul Greene	Treas.	Ellen Follansbee (Absent)
Sec.	Sally Wallner	Pres.	Scott Gerloski
M-a-Lg	Chuck Foti	M –a Lg	C. J.

Carol then proceeded to review the purpose of our organization as stated:

Pursuant to the Declaration Restrictions for Quietwood Creek: The association was “created for the purposes of managing and controlling Common Areas... and performing other duties as set for the herein for the common benefit of the Owners.”

Pursuant to the By-Laws: “The Association, acting through the Board of Directors, shall be responsible for the administration, maintenance, management and operation of the Subdivision in accordance with the Deed Restrictions, Articles of Incorporation and these By-Laws.”

Carol announced that the minutes from the January 2011 meeting would be read by Secretary, Sally Wallner, unless a motion was made to dispense with the reading of the minutes. A motion was made and seconded. It was unanimously voted upon to dispense with the reading of the minutes of the 2011 annual meeting.

The first topic of discussion was landscaping. Paul Greene had secured a new landscaping company that will save us \$3,500.00. We did have some costs in 2011 remove a dangerous dead tree trunk due to the 2010 tornado. The mulch beds were redefined.

Thanks to Tom and Vicki Esser for continuing to put up seasonal decorations on our entrance pillars.

The City of Muskego purchased a small portion of the out lot nearest Janesville Road from the association for a price of \$800.00. They will use the land to continue a bike path along Janesville Rd.

Architectural Control Approvals: A sitting wall was approved for landscaping of a residence. Another residence was sent a violation letter asking them to clean up their yard.

Pond Update: This year we continued to apply chemicals to reduce algae blooms. Thanks to Jim Backus, Mike Zipperer, and Ed Schmidt who took on the physical job of doing the applications. Mike Zipperer spoke to the group about a new chemical procedure that has proven successful near his home. He has gone to the extent of sending in plant samples for analysis and we have a recommended aquacide pellet product that is safe for the environment. It has reduced the pond weeds by about 80 - 90%. This means less potential dredging from biomass buildup in years to come. We have decided to use it on the large pond this coming year. The large pond will take 10 bags of pellets at \$270 per bag, but next year the amount will be reduced by 50%. Thanks for the research and solution, Mike.

Newsletters: We have continued the newsletters this year and thank Carol Jilek for writing them and Scott Gerloski for his generosity in assisting with the paper and duplicating costs.

Thank you to the Whalen family for coordinating Quietwood Creek Cares food drive during the Trick or Treat. We provided much needed food to the Muskego Food Pantry.

The treasurer’s report was then given by Carol in Ellen’s absence. Because of the new procedure with mailing out the dues notice with the annual meeting notice and newsletters, and through Ellen’s follow-up work, we collected 100% of our homeowner’s dues for 2011. Our 2011 expenses came in slightly under the proposed budget of \$15,705.00. The budget for 2012 was proposed to remain the same at \$15,705.00, with expenses shifting slightly within the line items. Dues for 2012 will remain at \$150.00 per household. A motion was made, seconded and the 2012 budget was unanimously approved.

Carol also recognized and thanked Roberta Backes preparing the association's taxes and other financial issues. Roberta has offered to continue to file our taxes.

Residents were reminded to continue to send dues payment to the P.O. Box. This information will be included in the spring Newsletter.

Nomination and election of officers: Carol and Ellen will be stepping down from board positions. Carol opened up board nominations and there was some discussion as to what the job description and time commitment was for the various positions. Kevin Greenthal had previously agreed to take on the treasurer's duties. Andy Danihel volunteered to be a member at large. Scott Gerloski, Paul Greene, Sally Wallner and Chuck Foti will remain on the board. All were unanimously approved.

The next topic was new business. Paul Greene spoke to the Muskego Safety Committee regarding the installment of speed calming signs for our neighborhood. The Safety Committee gave us permission to proceed with purchasing the signs ourselves. After the meeting, Capt. John LaTour met with Paul and offered to install the city owned signs in our subdivision at various locations throughout the subdivision. The third shift police force will handle this. Thanks to Capt. LaTour and to Paul. The speed signs have indeed helped to slow traffic.

Beautiful Lawn Award: Sally Wallner explained the new program. The Muskego Women's Club has a "Yellow Tulip" award they give to select Muskego Homeowners each year that display exceptional pride in their yards. This sparked our board to offer the same kind of program within our own subdivision. There are several reasons for the program including a way to show appreciation to homeowners that put extra work into their lawns, instilling a sense of pride in our neighborhood, increasing the general enjoyment of all who drive through, and increasing our curb appeal.

Here are the details. We will have an outside expert(s) come in and judge our homes late June or early July 2012. They will be looking for 3 homes that stand out from the rest based on the following criteria: Overall curb appeal, a well manicured lawn and best use of floral display. Winners will be able to proudly display a custom designed yard stake recognizing their accomplishment. This isn't meant to spark rivalry, but it is meant as a way to celebrate landscape beauty. Sally Wallner showed a photo of what the sign would look like. The program was unanimously approved.

Upon a motion duly made and seconded, a unanimous vote concluded and adjourned the meeting at 7:15pm.

Respectfully submitted, Sally Wallner, Sec.