

Quietwood Creek Homeowners Association, Inc. Annual Meeting

Tuesday, January 20, 2015, 6:30 p.m.

Bay Lane Middle School Commons

1. Welcome and introductions – Paul Greene, Claudia Zipperer, Scott Gerloski, Sally Wallner, Andy Danihel were representing the board. We began at 6:37pm with 50 proxy votes and people in attendance.
2. Purpose of Association – The Quietwood Creek Board exists to run the business of common property maintenance and enforcing the rules and regulations. Things such as recycling – putting cardboard in your bins, dog feces left in street – these are not part of our responsibility

The complaint process towards the board was reviewed. A complaint needs to be submitted in writing to the board. It must directly violate the Subdivision Rules and Regulations found on our website. If a complaint is not covered in the Rules and Regulations, it will not be acted on.

3. Reading and approval of 2014 annual meeting minutes – We moved to skip reading because it was posted on the website.
4. Update on activities:
 - a. Landscaping – Lawn care, Seasonal Services – We are not satisfied with their service and the 3 year contract is up so we will be entertaining new bids this year. We will try to partner with a local Muskego company.
5. Our website (www.quietwoodcreek.com) is updated regularly and contains:
 - a. Architectural Control approvals process
 - b. Rules and Regulations
 - c. Maps showing all lots
 - d. Homeowner Complaint procedure
 - i. Add process to the website – We will look into a one click form on button
 - ii. Must be submitted in writing to the PO Box
 - iii. Must violate QCHOA rules and regulations
6. Maintenance issues for 2015 – Wooden fencing will be replaced as homeowners request it.
7. There was discussion about adding up lighting at out entryway pillars. Paul Greene had done research, but the cost was high. Scott Gerloski will do more investigating.

8. Treasurer's report and budget proposal for 2015 was presented and discussed.
9. The owners present agreed to an increased price for pond maintenance since the volunteers were stepping back from it. We will have the ponds professionally treated. The cost for this will run somewhere between \$5600 – 9,000. Mike Zipperer is working on this and will determine the best contractor to use.
10. Suggested Newsletter topic – Go easy on your lawn fertilizer because this all runs off into the ponds. This increases our costs to control the weeds in the pond.
11. The 2015 budget was voted on and approved by the assembly.
12. There was a discussion of lowering the yearly association fees since we have accumulated a substantial balance. The costs of maintenance have gone up, and are not covered by what we collect in dues each year. Surplus funds will be used over the next few years. Based on that, dues were left at \$150.00.
13. Nomination and election of officers. Andy Dannihel and Chuck Foti came off the board and Mike Zipperer & Jim Backes volunteered to serve. The board will meet to decide who the officers will be.
14. The meeting was adjourned at 7:32 pm.