

Quietwood Creek Annual HOA meeting 1-17-17

Our meeting was called to order by Scott Gerloski, President, at 7:10 pm with a quorum number of 50 + attending or sending proxy votes.

The board members in attendance were Scott Gerloski, Claudia & Mike Zipperer, Sally Wallner, Angela Audas-Anderson, and Jim Backes.

Scott Gerloski welcomed the attendees and introduced the current board members present.

A motion was made by Carol Jilek to dispense the reading of last year's minutes, was seconded by Tom Esser, and the motion carried. Annual meeting minutes are posted to the website.

Scott then jumped into the budget. Claudia explained that there were some updates from what was mailed out. We decided to review the budget – line by line.

The largest amount in the budget is landscaping. Two bids came in at around \$10,500.00. Seasonal Services is our current vendor and increased their rate significantly. It was explained to Scott that the quote we originally received in past years did not include weekly mowing, but only every 2 weeks. Weed and feed would only have 2 applications. The second bid was from an owner/operator that Mike Zipperer knows from his work. The owner and his son do the work, so we'd have better chances of them understanding the property's needs, rather than a high turnover crew. It was suggested that we get another bid from Achtenhagen Services (ASI). The owner, Bart, is the brother of the owner of Seasonal Services and chances are the price would be competitive. Tom Esser & Carl Moll use this company. We decided to put \$11,000 in the budget to cover the landscaping costs and Scott and Mike will continue to get a third bid.

Discussion turned to the aging split rail fencing, and the homeowners gave the board permissions to remove them as they fall, except for the main entrances.

After discussions, the total proposed budget was \$19,525.00. Our annual HOA fees bring in \$21,500.00. Carol Jilek moved to approve budget, Jim Backes seconded, it and the motion carried.

Carol Jilek informed the attendees of services offered by the Wisconsin Trapper's Association. She uses them to trap Muskrats that cause damage along the edge of the big pond. They use live traps sunk below the water. These traps are well marked. The cost to trap and remove them is \$10.00 per pelt, and she will pay for what they trap this year around the big pond. The contact for this service is Jeff Zainer 262-844-5104.

Scott brought up the coyote situation. There is no way to safely rid them in the neighborhood, however, Carol Jilek uses a silent dog whistle to drive them away when they are yelping. Great advice!

Monument lighting was brought up. The board researched this over the past year and the estimate was \$10,000 +. The board did not feel the cost was justified, and we don't have extra funds to do it. The lighting would also incur maintenance. Scott asked if we could get it done for \$6K, would it be worth it, but this was not favorable either. Carol Jilek moved to remove the lighted monument sign discussion from the HOA, and was seconded by Claudia. The motion carried.

The discussion of dues then arose and last year's implementation of the late fee of \$25.00 after 30 days. Claudia still had about 25 people that were late which she sent late notice to. If a response is not given,

Claudia sends a notice of lien. If the dues still are not paid within 30 days a lien is filed. Carey Lewandowski suggested that we explore adding the convenience of payment with an electronic option such as PayPal. We will explore email with pay pal payment or pay on website. We also discussed a possible dues increase with a discount for being paid on time, but settled on the \$150.00 due amount.

Door prizes (gift cards from area businesses) were drawn.

Scott Gerloski asked for volunteers to join the board and fill the Secretary position being vacated by Sally Wallner. Carey Lewandowski graciously stepped up. 414-899-2168, clewandowski4@yahoo.com. Thank you, Carey.

Scott asked if there were any other topics the attendees wished to bring up. There were none.

A motion to adjourn was made by Carl, and seconded by Carol. The motion carried.

The meeting adjourned at 7:50pm.

Respectfully Submitted,

Sally Wallner

414-218-5197