

**Quietwood Creek Homeowners Association, Inc.**

**Tuesday, February 6, 2018 7:00 p.m.**

**Bay Lane Middle School Commons**

Board Attendance: Scott Gerloski, Sally Wallner, Claudia Zipperer, Carey Lewandowski

**Agenda Minutes**

1. Welcome and introductions – Scott Gerloski
2. Approval of 2017 annual meeting minutes available on-line at [www.quietwoodcreek.com](http://www.quietwoodcreek.com) — moved to not read them aloud as they are posted online. Motion carried.
3. Budget comparison from 2016 to 2017 – Claudio Zipperer
  - a. Staying with the same landscaper, his fee went up \$300. Pond Maintenance with the same company, his fee went up \$300
  - b. Claudia will adjust landscaping budget once we know if we are hiring contractor for buckthorn and/or the growing weeping willows.
  - c. Small other changes, total 2018 proposal \$21,525
  - d. Moved to approve 2018 budget, Motion carried.
4. Maintenance Issues for 2018
  - a. Buckthorn over growing in our common area (5 acres), city does a controlled burn once every 3 years. It grows back stronger. City suggested we put together a volunteer team to kill them (trim & spray) in partnership with them doing it on their 8 acres. City says we cannot use their equipment, but one homeowner has asked if we can use their safety equipment like respirators. Scott will ask them. Another homeowner confirmed that it is growing out of control and is damaging our trees, and drawing water from ground affecting surrounding homes. Destroying it could lead to acorns and wildflowers to grow. One homeowner suggested we reach out to Boy Scouts to assist. Scott will ask his contact at the city. Sally suggested we also ask the contractor that the city is using provide us bid to do our 5 acres. Poll the prairie residence, about 10 of them would be directly impacted. Add this to
  - b. Entrances/Fences - Planning to redo fencing at entry ways this year, no internal fences. More funds are being proposed for landscaping for a “just in case” but we do not plan to use all the funds. Trees at Martin entrance will be trimmed this year, the entry by Janesville were trimmed last year.
5. Treasurer’s report/ dues reminder – penalties for overdue payment
  - a. Anyone is welcome to audit the books. Contact Claudia.
  - b. 2 letters sent to late pays, 1 resident then paid promptly. The other resident paid her due, but not her late fee.
  - c. Lien filed on 7168 Martin which was in foreclosure, Claudia found out the house that sold for \$320k but we haven’t received payment.
6. Nomination and election of officers – no new volunteers at this time.
7. Open topics from the homeowners
  - a. Pools
    - i. Above ground pools are not allowed per deed restrictions
    - ii. Per vote from a few years ago, temporary pools are allowed, but it must come down
    - iii. It’s believed that city ordinance states that 28” high pool must have a permanent fence – homeowner is concerned that we have at least 2. Board recommends to call the city to resolve it.
    - iv. We have conflict then to accommodate the city ordinance, a permanent fence is required but fences are not allowed per our recorded rules & regs that state you can only have a fence if you have an in ground pool
  - b. Newsletter ideas

- i. Welcome new neighbors
- ii. Provide them a copy of the recorded Rules & Regs
- iii. Praise info

8. Conclusion and adjournment – motion made & carried

Your Board Members are:

Scott Gerloski, President, scott.gerloski@gmail.com 414-422-1161  
Claudia Zipperer, Treasurer, mcziips@gmail.com 414-422-4729  
Carey Lewandowski, Secretary, clewandowski4@yahoo.com

Members at Large:

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