



CHAMPIONS VILLAGE ASSOCIATION

“Working together to improve the quality of life of all members while respecting individual rights and protecting property values...”

www.championsvillage.org

Agenda:

- **Call to Order**
- **Review of Minutes**
- **Officer Reports**
- **Association Overview**
 - Covenants & By-law's
(Nominations & Elections)



Agenda (cont.):

- **Special Orders of Business:**
 - Nominations for Board of Directors
 - Election of Board of Directors
- **Old Business**
 - None
- **New Business:**
 - Motion to hire a CVHA Secretary if necessary.
- **Closing Remarks**

- **Committee Reports:**
 - Landscape Committee
 - Social Committee
 - Government Update

- **Closing Remarks**

Officer Reports:

- President
- Vice President
- Directors
- Secretary
- Treasurer

Presidents Report:

- Goals & Vision Achieved
- Strategic Plan
 - Survey Results
- Improve Communication & Accessibility
 - Introduced Aesthetically Pleasing Signs
 - Meeting
 - Event
 - Drive Safely
 - Primary Email & Web Site (Action Notices)
 - Improved Communication & Reduced Costs by approx. \$800 – \$1,000 per year



- Finalize Transition of Assets
 - Identified CVHA Assets
 - Coordinated Actions to Complete

- Influence with City
 - CVHA Flooding – City
 - Negotiated Future City Response
 - Identified Issues w/System
 - Having Developer Address Issues
 - Gas Station Development

- Condominium Complex
 - On Hold

- Monthly Board Meetings

- Executive Committee

- Achieved Quorum at Every Meeting

Association Overview Covenants & By-Laws

ARTICLE II Board of Directors

Section 1: Number and Qualification

...The Board of Directors shall be composed of three persons, each of whom shall be a member, fiduciary owners , Or a person nominated by the developer.

Section 2: Powers and Duties

The affairs of the association shall be governed by the Board of Directors. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association except those powers and duties as by law or by the Declaration or by these By Laws may not be delegated to the Board of Directors by the Members or have been specifically reserved by or to the Members. The Board of Directors shall have full power and authority necessary for or desirable for the complete enforcement and administration of the provisions of the Declaration, these By Laws, and the rules and regulations for the Development.

Section 3: Managing Agent and Manager

The Board of Directors may employ a managing agent at a compensation established by the Board of Directors to perform such duties and services as the Board of Directors shall authorize.

Section 4: Election and Term of Office

The members of the Board of Directors elected by the Members shall hold office for a term of one year and until their respective successors shall have been elected.

ARTICLE III Members

Section 1: Annual Meetings

The annual meetings of the Members shall be held on the third Monday of January of each year. At such meetings the Board of Directors shall be elected by ballot of the Members in accordance with the provisions of these By Laws. The members may transact other business at the meetings as may properly come before them.

For some of our members who are new and those wondering why the elections are in May.

In earlier days of association we had difficulty getting quorum. There also were not a whole bunch of Association members interested in the position.

So the last Board which I believe was the initial Board served until we had quorum and some other members interested in serving. That happened to be May 2005 when the current Board was elected to a one year term.

Special Orders of Business:

Board of Director Nominations

Special Orders of Business:

Elections

Old Business:

None

New Business:



I, Stephen Van Goethem hereby make a motion that if no one from our association will volunteer to be the Secretary that we should hire someone from the outside to take minutes, translate to post on our web site, and do any other duties under the title/responsibility of Secretary.

CVHA LANDSCAPE COMMITTEE

MEMBERS

CINDY WENDLAND PAUL SADOWSKI

SCOTT ELROD PAT LOFTIS

JOE ROUBIK BARB COSTANZO

SANDY JACOB STEPHEN VAN GOETHEM

MISSION STATEMENT

TO SECURE THE QUALITY OF LIFE AND PROPERTY VALUES BY
MAINTAINING AND ENHANCING OUR EXISTING GROUNDS.

I. OBJECTIVES MET



PUMP HOUSE BLUE SPRUCE
COMPLETED



PUMP HOUSE ISLAND COMPLETED/IRRIGATION

HWY.00 ISLANDS
COMPLETED/IRRIGATION



RYAN RD. ISLANDS
COMPLETED/IRRIGATION





**NOTE ALL AREAS HAVE BEEN
MULCHED, TRIMMED, AND PREENED.**

SPECIAL THANKS TO NICK MONFRE/LANDSCAPING AND
TO BRIAN LAWN SERVICE
IN WORKING TOGETHER TO
SAVE US A FEW THOUSAND DOLLARS.

UPCOMING ISSUES FOR THE SUMMER MONTHS

- 1. Please try to water at least your front yard**
- 2. Spray weeds growing in concrete cracks**
- 3. Check of burnt out coach light bulbs and replace**
- 4. Eliminate large and unsightly weeds in yard & shrub beds**
- 5. If you need a new mailbox, contact Suburban Mailboxes at 262-784-8714. Price will be posted on web site.**
- 6. Coach lights & their parts can be purchased from City Lights & Fans. Ask for Bill or Ted at 262-781-9048. Complete replacement is approx. \$400.00**

LANDSCAPING COMMITTEE FUTURE
PROJECTS BEING CONSIDERED.

- 1. Entrance sign announcing Champions Village at the of Hwy. 36 and Champions Drive.**
- 2. In the same area, tress to enhance the look and give it some height variances.**
- 3. Champions Drive pond area, to place all rocks on the South area to flow with the rocks already there. Place a Tree or group of them off to the side by bridge.**



LANDSCAPING PROJECTS STILL IN THE
PROCESS OF BEING COMPLETED.

- 1. All the grading/seeding/clean up for the pond areas to be Completed this spring by the developers.**
- 2. On going analysis of how to best maintain our ponds. Chemical or fountains or combination of the two.**

Social Committee:

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Rummage Sale - Saturday, May 20th

Friday night neighborhood preview sale on May 19th

Bunko - Tuesday, May 23rd

At Carla Modglin's. Not a set group; anyone can play

Book Club - Tuesday, May 30th

At Sandi Hrovatin's. Reading *And Then There Were None*

Ladies Night Out - Thursday, June 15th

Looking for a host.

2nd Annual Golf Outing and Family Picnic - Saturday, June 17th

3pm shotgun start followed by a picnic at 6:15pm

Social Committee:

Brewer Game for Adults - Sunday, August 20th
7:00 pm game, more details to come.

Neighborhood Picnic - Sunday, September 17th, 3pm - 6pm
At Veteran's Park

Kid's Halloween Parade - Sunday, October 29th

In addition, the updated CV directory is in the works. We had a volunteer or two from each street to gather information, and rather than hand them out at the homeowner's meeting, the new directories will be distributed later this week or early next.

City of Muskego Update:

- Flooding & Resolution
- Condominium Complex – On Hold
- Gas Station Development & City Meeting –
Evaluation & Meeting



Closing Remarks

**American Cancer Society's
“Relay for Life”**

*Muskego, WI
June 16 & 17th, 2006*



CHAMPIONS VILLAGE
ASSOCIATION

Next Meeting:

Date: September 18, 2006

3rd Monday of every 4th Month
(January, May, September)



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