

**CVHA Meeting Minutes Jan 19, 2009**  
held at the MLCC

Meeting was called to order at 7pm by CVHA President Mike Cowling. Quorum was met with 44 households present and 2 proxy. Motion was made by Mark Koebernik to waive reading of May 19, 2008 meeting minutes. Pat Loftis seconded the motion. Motion passed by vote.

**President's report by Mike Cowling:**

**Murifield updates:** Land is for sale. Alderman Noah Fiedler states site may eventually become a business development.

**Architectural restrictions/requirements:** The covenants and bylaws state that significant changes to the outside landscaping, including planting of new trees must be approved by the board. Submit two copies of photo, blue prints or drawings of plans to the board.

**Dues/Liens:** There are approx 17 homeowners that are delinquent in homeowner's association dues, totally \$4,940. The board has intended to file liens on homes. If there is no payment received by 3-31-09, unpaid fees will be sent to collections with the added costs to the homeowner. The names of delinquent homeowners will then be posted on the website. A reminder is made to homeowners that if the dues are paid each year before March 31<sup>st</sup>, the fee is \$120. Any dues paid after March 31<sup>st</sup> will be assessed at \$150.

**Fire hydrants:** Please remember to clear snow away from any fire hydrant near your home for the safety of all. The majority appeared to have been cleared, but a few have been neglected this winter.

**Homeowner meetings:** Reminder that the frequency of meetings was previously reduced to bi-annual meetings due to poor attendance rates. The next two meetings will be the 3<sup>rd</sup> Monday in May 2009 and January 2010.

**Miscellaneous**

- **Right of political expression:** during the 2009 Presidential Election, a household received an anonymous letter regarding their political yard sign. Please remember that each household has the right to political expression.
- **New signage:** new sign on HWY 36 now states that CVHA is a "covenant protected community".
- **Gas Station:** no further news has been heard regarding previous intentions to place a gas station on the southeast corner of HWYs 00 & 36.

**Vice President - Norm Mims:**

**Mailboxes:** Homeowners will be sent a notice if they need to straighten or replace their mailbox. Any mailbox in need of repair/replacement will be flagged with an orange ribbon. The CVHA covenants do allow the board to replace/repair mailboxes and assess the homeowner the fees associated with such. Presently, it is recommended that if the mailbox is tilted that it be straightened with a new stake. The place and price for a replacement mailbox can be found on the website and will also be included on the notice sent to homeowners of any mailbox flagged.

**Night Safety:** a reminder was made to wear appropriate attire for evening walks/jogs etc for better visibility. It is also suggested that homeowners keep lamplights on for added visibility and safety. It was suggested that we defer need to hire contractor to further assess lamplights and adequate lighting until the May 2009 meeting.

**Landscape Committee by Stephen Van Goethem:**

**CVHA sign:** a new sign was placed at the entrance of the subdivision on HWY 36. The City of Muskego was very cooperative with the project. It matches the pump house per the request of the city.

**Question:** could the sign be lighted.

**Answer:** lighting the sign would be expensive. WE Energies owns the power Source and Pinky Electric Runs the hotwire. Would cost apprx \$800-\$900 to install with a monthly maintenance fee of apprx \$20-30.

Majority of attendees responded favorably to lighting the sign therefore a vote will be done at the May 2009 meeting.

**Question:** Could the sign be lit using solar?

**Answer:** Solar lighting was tried in the Reserve but did not work well.

Attendees were in favor of landscaping around the new sign. A motion was made by Mark Koebernik and seconded by Pat Loftis to put discussion of payment for lights and landscaping new sign using current funds on the agenda for the May 2009 meeting.

**Playground:** The benches and play set were in need of repair & maintenance therefore the benches will be replaced, the play set will be power washed and new mulch will be applied.

**Retention Pond:** with the addition of the aerator in the pond off Champions Drive, the pond is much cleaner and discontinuing use of phosphate fertilizer may further help.

**Pump house:** City of Muskego may assist with landscaping the land in front of the pump house at the HWY 36 entrance.

**Property Taxes:** FYI from Alderman Noah Fiedler states that the common council advocates for a 3% tax increase from the school board and 1% taxes from the city. Additionally, 3 homes sold in CV in 2008 and none went below 5% of assessed value.

**Treasurer's report by John Hrovatin:**

2008 financial report was reviewed. Landscaping incorporated the largest aspect of CVHA spending. Liability for officers to be assessed in 2009. John Hrovatin continues to cash checks for CVHA dues in batches for ease in accounting. The proposed 2009 budget was reviewed as was the deadline for payments of homeowners association dues. A motion was made by Mark Koebernik to accept the 2009 budget and income. Motion was seconded by Mark Ujcich. The report was passed by a unanimous vote.

**Social Committee by Norm Mims:**

**Muskego Lakes Country Club:** Friday night fish fry is now open to the public for dining in or carry-out. Live music accompanies the dining experience.

**Book club:** open to new members, info is available via the website as well as group emails. Contact Cindy Wendland for further questions.

**New Business:**

**Miscellaneous:**

**Question:** Are solar panels permitted on homes?

**Answer:** Plans must be submitted to the board for consideration and possible approval.

**Flooding-Champions Drive:** Several households along Champion's Drive have experience flooding/repeated flooding in the past several years. Michael Doble, Professional Engineer and President of Landcraft Professional Services LLC conducted a flood relief study and is present at the meeting to discuss his findings. Mr. Doble was referred to the Board because he has extensive experience in civilian and military projects of this nature.. In summary, his study revealed that in his opinion the design was within normal standards as the design does exactly what it was intended. He does recognize however that the resultant flow of excess water is less than desirable. Apprx 300 acres of lands drain to the wet lands in front of Champions Drive. At the time of the development and permits for the subdivision in 1994, the city required the system to accommodate a "10 year storm", in which there was a 10% chance of a large storm capable of flooding. The city now requires systems to be able to accommodate a "25 year storm". Proposed options include:

- **Option #1:** Create 4 relief swales (6' x 1.5') between designated lots to divert the flow to the wet land areas between Champions Drive and Hwy 36 rather than accumulating in the street. Would require a field work study with an hourly contract for services to determine optimal lot sites. Estimated cost of project = \$12,000.
- **Option #2:** Do nothing and deal with it as was intended by original design.
- **Option #3:** Replace swells with pipe, appx cost = \$50,000.

**Question:** Could we disconnect storm sewer on Champions Drive and dump directly into the wetland per code?

**Answer:** Per Alderman Noah Fiedler, would need a CVHA hired engineer and city engineer to agree on matter. Mr. Doble states it may help somewhat but is not sure would solve the problem.

**Question:** Would swales alleviate flooding in basements?

**Answer:** Unable to offer an absolute answer.

**Question:** Could we run sump pumps to pond?

**Answer:** Yes, but must be discharged 20 feet from wetland on surface of grass.

**Plan:** if we would move forward, we would need to pay for a survey. Estimated cost for the engineering study could be \$3000-\$4000. There was a motion for approval for the Board to go forward by Pat Loftis and Mark Koebernik seconded the motion. Motion was passed by vote.

**Intermediate Step:** Determine where swales are needed and get price and grant permission for the CVHA Board of Directors to move forward. Mark Koebernik made a motion to do so before spring thaw. and Paul (Hecker??) seconded the motion. Motion was passed by vote.

Submitted: 2-28-2009 by Melissa Vukovich, CVHA Secretary