

**CVHA Meeting Minutes**  
**Monday January 21, 2008**

**Announcement:** Sue Dlouhy resigns as secretary of CVHA due to family needs. Board needs a new secretary. In response to a call for a volunteer CVHA member Melissa Vukovich stepped forward and has agreed to take the meeting minutes tonight and at future meetings.

**Attendance:** 27 signed in, 3 proxy. Need 40 for a quorum to be present.

**Call to order: 7pm**

President - Mike Cowling  
Vice President - Norm Mims  
Director - Stephen Van Goethem  
Treasurer - John Hrovatin  
Secretary - Sue Dlouhy

**Agenda:**

**President's report: Michael Cowling**

Regarding Murifield **Village Development**: would like to thank all the individuals/households who attended the Muskego City Hall hearings in support of CVHA interests in the planned development.

**Membership directory forms** were distributed to new members of CHVA in attendance as well as individuals needing to update information (i.e.: email addresses etc). It is asked that attendees tonight invite any new neighbors not in attendance this evening to complete the form.

**Old Business: Norm Mims**

**Mail Boxes:** Households who either need to straighten or replace their mailboxes will/have received notices. Jake Koebernik is also willing to replace/fix mailboxes as needed, likely saving the homeowner some money and time. Jake's contact information will be included in notices sent to homeowners. Joe Tilley has volunteered to walk through the subdivision and get house numbers to Norm of homes with defective mailboxes.

**Bylaws will be enforced as written.** All architectural changes will need to be approved. 2 copies with color/material samples (when appropriate) need to be submitted.

**Trash containers** must be stored inside and be non-visible at all times except for on the day of curbside trash collection.

**Dues delinquencies** have decreased from 20 homeowners to 6 due to Treasurer John Hrovatin's efforts.

President Mike Cowling offered an apology to homeowners Clabots, Fultons and Minor who received a notice of lien without knowing they were in arrears, but they were not in attendance.

CVHA collected \$400 in violation assessments. Liens will be filed on homeowners who are delinquent in CVHA dues. Dues in the amount of \$120 are to be paid by March 31<sup>st</sup>. Dues received after this date will be assessed a \$30 late charge for a total of \$150 due. The board members express that chasing down delinquent dues is cumbersome and inefficient use of time. The board is not always aware however when a property changes ownership.

**Covenants** need to be updated on-line, however the board is experiencing trouble editing the current PDF version. Attempts to edit and update will be explored in the next few months.

**CVHA meetings:** the frequency of meetings will be reduced from 3 to 2 as was passed by motion at the last meeting. Future meetings will be held on the 3<sup>rd</sup> Monday of May and January.

### **Committee Reports:**

#### **Landscape/Social Committee: Stephen Van Goethem**

**Entrance sign:** There is a plan to spend 3-4K to re-do the southern entrance sign on HWY 36. While the entrance is shared with Stonebridge the land is owned by CVHA, therefore the signage will reflect CVHA's interest. Three quotes will be obtained. The style of the sign will be consistent with the signs at the other entrances. It was agreed tonight that this new sign would need a spotlight

**Social Committee:** Book club continues to meet monthly. Emails have gone out with the dates and locations. The annual golf outing and picnic will be held again in 2008, the date to be announced at a later time. Continue to check the website for updates on events. It was discussed tonight that Casino night be looked at again as a possible entertainment event. Subdivision rummage will be held this spring, date TBA.

#### **Director's Report - Stephen Van Goethem**

**Murifield Development:** In October the city approved the re-zoning of plans. They voted to leave the commercial property intact as the city desired. It is expected that it will take 2-3 years for any significant movement on this project due to current market conditions. Burke needs to re-zone and it is expected to take a long while before any ground is broke. The official housing size, design or number of units is unknown at this time.

A significant **property tax increase** was noted by homeowners in 2007. The school board, not the city imposed a 7% property tax increase. They have the authority to do so independent of the city. The question was asked by a homeowner tonight whether the

rate of increase was assessed at the accurate property value of home given the decrease in home values in the current market. It was answered that we have the right to petition the city to have our individual homes re-appraised to adjust the assessment as needed if home values continue to decrease further.

**Muskego School Board** unanimously voted down the proposed K-4 program for 2008. President Michael Cowling asked tonight if the CVHA was interested in bringing in members of the school board who will be up for election. The rationale being that school board members hold elected positions and CVHA could be in a position to increase some leverage on issues of interest to our neighborhood.

**Treasurer's report: John Hrovatin**

The 2007 Statement of Cash Flows and 2008 Proposed Operating Budgets were reviewed. The association voted unanimously to accept the 2008 proposal. Of note, the funds proposed to be spent for the entrance improvements/maintenance includes the new signage and maintenance of ponds.

<b>2007 Statement</b>		<b>2008 Proposal</b>	
Beginning Cash:	\$10,794.36	Dues Revenue:	\$24,240
Net Increase (receipts)	\$26,156.50	Expenses:	\$24,240
Net Decrease (disbursements)	\$25,612.20		
Ending Balance:	\$11,338.66		

**Incumbent Mayor** John Johnson and challenger Nancy Salentina spoke to CVHA members in attendance at tonight's meeting. Elections will be held April 1<sup>st</sup>.

**CVHA Board of Director's election** to be held at the next meeting on May 19<sup>th</sup>, 2008. Applications and nomination forms are available on the website.

Meeting minutes submitted by Melissa Vukovich, January 25, 2008