

CVHA Minutes

September 19, 2005

7 p.m. Muskego Lakes Country Club

Note:

1. As the CVHA does not have an acting Secretary and Darryl Morin, President is filling the role, Angela Morin agreed to take the minutes of the meeting.
2. Please see presentation from September 16, 2005 for additional information and references.

Attendance:

Lots Represented: 54

Lots Represented by Proxy: 7

7:06 Call to Meeting to Order

Guest Speaker – Officer Leon, Muskego Police Department

Presented overview on Neighborhood Watch program and offered assistance should the CVHA decide to implement the program

Minutes of prior meeting approved

Introduction of Directors and Officers

Darryl D. Morin, President & Director

Stephen Van Goethem, Vice President & Director

Mike D. Cowling, Director

Officer Reports:

President –

Discussed the following:

- Development of a CVHA strategic plan to achieve the following goals:
 - Increase property values
 - Insure a safe environment
 - Create a friendly environment
 - Meet all legal obligations
- Development of improved communication mechanisms to communicate with members, mainly improved email, web site, and sign postings.
- Status of transition of assets from Burke Properties to CVHA. This includes work that is yet to be finalized in the subdivision by Burke.
- Ongoing negotiations with City of Muskego including maintenance of certain areas, usage of public resources, etc.
- Action notices sent to members in violation of covenants

- Status of lawsuit brought against CVHA by Navistar Mortgage Company due to foreclosure within subdivision. After reviewing suit with legal counsel, Board found no liability to CVHA or it's membership.
- Establishment of monthly Board of Directors meeting to continue progress and implement additional plans.
- Establishment of Executive Committee meetings to provide additional input to Board of Directors.

Vice President's Report-

Stephen Van Goethem was to include report during new business.

Director's Report-

Mike Cowling reviewed a portion of the covenants focusing on article 3 section 1, article 6 section 1 and article 7 section 2. He also encourages everyone to review their covenants as the Board will begin actively enforcing them.

Treasurer's Report:

John Hrovatin discussed that the Treasurers position is intentionally autonomous of the Board of Directors to insure a system of checks and balances.

John then reviewed CVHA's current financial status and provided a written balance sheet as required by CVHA by-laws.

Jeff Lubinsky inquired as to the previous years disbursements for insurance and Cindy Wendland asked what our annual cost of insurance is. John pointed on the disbursements in the financial statements and stated that the annual cost was under \$1,800 per year.

Old Business:

Darryl D. Morin had introduced a motion to increase attendance at previous meeting but it was tabled as quorum was met.

New Business:

Landscape Committee submitted a motion to enhance and maintain all common areas to be funded by an increase of annual dues to \$120. The plan includes the following:

Enhancement:

- Redesign and planting of trees and plants at all entrances
- Introduction of a drip system to all beds in medians to provide moisture during periods of drought. The drip system would be connected to fire hydrant (city approved) or association member's

house in time of drought with CVHA reimbursing either part for the water that was consumed.

-Mulching of all areas in 2006

Maintenance:

-Addition of weeding to maintenance contract

-Addition of lawn mowing to areas recently discovered by CVHA as being owned by CVHA

-Limited management of retention ponds

Stephen then reviewed the tree bids that were received for the enhancement portion of the plan. Bids ranged from over \$5,800 to over \$12,000. Stephen stated that the \$5,800 bid was accepted as it was the lowest while providing the most comprehensive approach and it included the water drip system. Stephen also stated the contractor met all requirements per association by-laws.

The following were questions asked regarding the motion:

-Where will water for drip system come from?

Stephen and other members of the committee explained the water drip system would need to be connected to a primary water source during periods of drought. This would either be the city or homeowners. Either would be reimbursed for water that was consumed.

-How did the Landscape Committee select the contractor and proposal?

Stephen went through the costing and bidding of the project and stated the selected contractor offered not only the lowest price but the greatest value.

-Why increase dues, why not just use on hand funds?

Darryl Morin, President stated that the Board of Directors did not want to touch the CVHA contingency fund and no money was available from the normal operating budget. Stephen Van Goethem added, the increase also would pay for the additional maintenance required due to the discovery of additional CVHA land and the need for additional services such as weeding, etc. that are not part of the current maintenance contract. Stephen also added that this level of funding will allow for future projects such as providing a CV sign at the south entrance, improved pond management, potential insect abatement, etc.

-Is CVHA going to have to pay for grading and seeding of areas that it owns and then pay to maintain it?

Darryl Morin, President, stated that Burke Properties was required to grade and seed the areas prior to turning them over to CVHA so CVHA would not incur that cost but would need to maintain it.

-Can CVHA put stone over retention pond that will be filled by the City this year so that it will not have to pay to mow the grass?

A consensus was agreed that the cost to cover such a large area with stone and then weed it would cost more than simply mowing it.

-Can the Board guarantee that if this motion passes there will never be another increase?

Darryl Morin responded that the Board can not make guarantees of that nature as unforeseen events may arise. He also added that all members need to participate in the association process to make sure the Board is acting responsibly.

-Can the Board or Landscape Committee list and give the order of all future projects?

Stephen Van Goethem stated that there are a number of projects but that an order of priority has not yet been set and asked all those concerned to participate in the Landscaping Committee to get their input.

The motion was then made to close discussion and vote on the proposed motion. A hands count was taken and discussion was closed. Concern was raised over the vote and the need for more discussion. Darryl Morin stated that since this was the first time a more formal version of rules of order was being used, he would this one time allow additional discussion. No one had any additional comments and all agreed to vote on the motion. A hands count was taken and it was passed.

Michelle Schrader introduced a motion to remove trampolines from CV as they are not aesthetically pleasing and pose a safety risk. The motion was seconded and discussion opened. Concerns over limits on what could be kept on personal property were raised. When asked if she would accept an amendment to grandfather existing trampolines she said no. Questions were then raised with regards to the Boards enforcement of by-laws and the Board stated that it was going to actively begin enforcing all by-laws. A vote to end discussion was taken and discussion was closed. A hands count was taken and the motion failed.

F. Krimmy then proposed a motion that CVHA meetings be moved to Saturday's or Sunday's since he works third shift during the week.. The motion was seconded. During discussion, concerns of a location for free meeting space were raised, hardship on those with a family, etc. He agreed to table the motion until the next meeting.

Frank Cistaro then proposed the following motion:

"I Frank Cistaro move that all future motions be turned into the Board of Directors no later than 21 days in advance of the CVHA meetings and that they be posted on the association web site 14 days prior to the meeting so that people can see the topics in determining if they need to attend the meeting or issue a proxy. Any motions made at the meeting will have to wait until the next meeting before they can be voted on." The motion was seconded and discussion opened.

There was debate on the need for people to know in advance of the meeting so that they could issue an informed proxy or make arrangements to attend the meeting. Conversely, concerns over limiting the power of those who attend meetings from making a motion were raised. Other concerns were raised as people were concerned that if there was not a subject some members were interested in, they would not attend and that this would only compound the issue of poor attendance and not achieving quorum at future meetings. Discussion was then closed and a hands count was taken. Motion passed.

Committee Reports:

Landscaping Committee –
Deferred as report was covered in new business.

Social Committee –
Reviewed dates of upcoming events

City Updates-
Reviewed topics occurring in Muskego

Closing Remarks:

Member – Can we get a street sweeper to clean our streets more often. Darryl Morin responded to call Eileen Madden, Alderman in Muskego to make request.

Member – When will they burn down last chance saloon. Stephen Van Goethem stated he and Darryl Morin were discussing it's status with the City of Muskego.

Mike Cowling – Please do not ride bikes or take dogs for walks on golf course as it is private property and it is in all our interests to keep it as nice as possible.

Darryl Morin – Announced next meeting on January 16, 2006 at 7 p.m. at Muskego Lakes Country Club.

9:38 p.m. Meeting Ended