

## **Champions Village Homeowner's Association**

### **Meeting on January 16, 2006**

#### **Minutes**

**Meeting was opened @ 7:24 PM by Darryl Morin**

**President: Darryl Morin**

**Vice President: Stephen Van Goethem**

**Board Member: Mike Cowling**

**Secretary: Open**

#### **Social Committee Report: Carla Modglin**

- Thank you for all who helped with the Halloween Event
- Santa Breakfast was a great success at MLCC. Special thanks to Paul Kastanza (Santa)
- Reminder of Casino night –Karaoke will be at the event! Taking donations!
- Book Club always welcomes new members.
- Bunko for CV ladies

For all events please check the emails and CV Web Page.

#### **Received Agenda for Meeting**

**Association members present: 44 people with 4 proxy's-- a quorum was achieved.**

#### **Officer Report was read: (Power Point)**

- Strategic Plan Survey: received 25+ responses
  - Improve communication was indicated in responses.
  - Difficult to track and centralize information
- A computer program was bought to update billing and tracking of information. Special Thanks to John Hrovatin for entering the data and working on the transition of our assets from developer to our Association.
- CVHA Flooding
  - ❖ Late September 11 houses got water damage.
  - ❖ Association contacted Mayor and has worked on a plan. Mayor pledged to help.
  - ❖ At time of Champions Village approval, the City required a storm sewer system capable of handling a 20 year flood. Since then the City has changed the codes to require a 100 yr flood. Champions Village is grandfathered and can only handle 20 year flood.
    - Mayor ordered city to review sewers:

- Overflow into city system
- Entry grates to city –check if filled with garbage-- not allowing overflow to pass.
- Exit flows couldn't handle rate of water flow

**\* CVHA is addressing the issue of flooding by working with city and developers.**

- Condo Complex on HWY 36 report by Stephen Van Goethem:
  - ❖ Concerns of property values being affected
  - ❖ Drainage issues if new development is allowed.
  - ❖ 160 units and with run-off

## **Association Covenants and By Laws:**

(Power Point)

### 1. Board of Directors-**ARTICLE 4 ELECTIONS**

- ❖ Darryl Morin 1 year term ends in May of 2006.
  - ❖ Stephen Van Goethem 1 year term ends in May of 2006
  - ❖ Michael Cowling 1 year term ends in May 2006
- Association may want to consider staggering terms of board of directors to keep continuity.
  - Darryl encouraged all association members to give serious consideration to have a turn on the board.
    - Sample nomination forms are on the Web Page
    - Two signatures of Association Members must be on nomination.

### 2. Architectural Restrictions/Requirements: Michael Cowling

- ❖ We must cooperate and abide by rules:
- ❖ Discussed per power point-**Article 7 Sec 2** of bylaws examining building codes

## **Old Business:**

1. Darryl Morin proposed to a \$30.00 fine to those who do not show up at Association meeting in order to reach a quorum.

**Darryl pulled motion as quorum had been reached for two consecutive meetings.**

2. Frank Krimmy proposed to change the CVHA to weekend meetings because he must take off work to attend meetings due to job schedule-2<sup>nd</sup> shift. Suggestion was brought up to alternate meetings on weekends and week nights.

**Motion was voted on to move Association meetings between weekend and weekday-Motion failed.**

## **New Business:**

### **Landscaping Committee Report-Stephen Van Goethem (Power Point)**

#### **Reminders:**

- ❖ **Check burnt-out light bulbs in light posts**
- ❖ **Check mail boxes it is owner's responsibility to maintain and repair boxes.**
- ❖ **Pull large weeds out of yard maintain flower beds etc.\**
- ❖ **Maintain beauty and spray weeds in street. Keep weeds under control.**
- ❖ **Look @ maintaining front of yard –green grass so water if necessary.**

1. Tree-Blue Spruce @ Hwy 36 and Champions Drive
2. White lights on crab trees at entrances (Ryan Rd and Forest Home)-Special Thanks to Cindy Wendlend.
3. Nick Monfre has completed 90% of contracted landscaping for the three islands.
  - a. Islands were mulched and we saved \$1,500.00 -Thanks to Brian's Lawn Service.
  - b. In spring we should see difference!

#### **2006 Projects:**

1. Grade and seed retention ponds to be completed by Burke-no expense to CVHA.
2. Re-design overflow system
  - a. Retention pond off Champion's Drive
  - b. Water has no place to go-we are land-locked with water due to sewer construction.
  - c. Reference to Sandy and John Jakob's yard-how pond was graded and potential flood issue remain in those yards. Stephen Van Goethem explained the 18" of rocks before the water leaves the pond must be re-routed and this has to be done by the city.
3. Water treatment of each retention pond-Spring of 2006.

## Condo Units Proposed on HWY 36

The board members were notified of the proposal to rezone 38 Acres along HWY 36 between Champions Village and MLCC to be re-zoned to accommodate a proposed 160 unit condo community.

The Board acting on the best interest of the Association is taking a pro-active approach to address the impact of the new development. The Board attended the meeting on

Meeting @ City Hall-January 10, 2006

### *Possible Development Proposal:*

160 unit condos/side by sides.  
17-6 unit building -3 stories  
10-4 unit buildings

### Concerns of the Association-

- ❖ Traffic-entrance would be MLCC road and Association fears it will use Champion's Drive as eventual exit/entrance.
- ❖ Water/Runoff problems. Champion's Village already has overflow issues. Will this compound the "flooding issue?"
- ❖ Environmental impact.
- ❖ Integrity of neighborhood and rural setting of community.
- ❖ Some units were proposed to be 1,350 sq. ft. will that bring a value of \$250,000? Will this lead to rental units instead of ownership?
- ❖ How will this impact our investment in our homes?
- ❖ Emergency service and access?

The board will take a pro-active approach

Board has been talking to the city.

Contact Alderperson Eileen Madden who is listening to our concerns.

As an Association, we plan to petition the development.

Try to communicate important information but it becomes difficult. So many requests and not enough time!

Board members will attend the Public Works Meeting on January 24<sup>th</sup>.

May support light commercial/business development (restaurant/store, etc.)

Mark Krause addressed the development:

Mark commented that Burke bought the property and this is a Business v Homeowners concern. If a business gets approval they should have right to develop the property according to guidelines. Question at hand is the zoning of Section 3:

Agricultural  
Multi-family-residential  
Commercial  
Non Industrial

**Additional Zoning Concerns:**

“Last Chance” land on corner of HWY 36 and Forest Home could be a gas station/car wash. The Association will continue to keep an eye on the proposal to protect our investments and interests.

**Closing Remarks-**

Homeowners expressed thanks for concern the Association showed for those who were affected by flooding.

Status of Home in Reserve:

The foreclosed house was sold-landscape will be starting.

MLCC put up screening to protect houses-Big Thanks!

Thanks to the Van Goethem’s for decorating the Blue Spruce at Christmas!

Thanks to the board for their hard work and effort!

Mark Krause:

Cut #6 tee back to prevent people from hitting houses.

City and DNR creek clean-out is scheduled.

Work with Burke properties-Rich is no longer with Burke so Mark will field questions for developer.

**Financial Report-John Hrovatin**

John passed out Financial Reports and discussed changes, additions to report.

Name is changed to CVHA-see statement

Send Dues to John Hrovatin’s home instead of PO BOX-Saves money.

Motion was passed to accept Financial Report.

**Meeting was adjourned-Next meeting May 15, 2006.**

Minutes: Jill Koebernik

cc. Darryl Morin