

**Championship Village Association Meeting
January 15, 2007 Minutes**

Meeting Called To Order At 7 pm by Stephen Van Goethem

President: Stephen Van Goethem

Vice President: Mike Cowling

Board Member: To be filled by Norm Mims

Treasurer: John Hrovatin

Secretary: Sue Dlouhy

Note: A quorum was not present at the January 15, 2007 meeting. No formal action could be taken.

President/Board Report:

- Introduction of Mayor John Johnson and (former) Alderman Eileen Madden, who attended the January 15 meeting.
- Aeration/fountain system for subdivision ponds.
 - 2007 budget includes funds for installation of aeration system/fountain in the pond fronting Highway 36. The system would pump oxygen into the pond and prevent the water from becoming stagnant. Goal is to improve weed control and overall appearance of the pond.
- Signage for entrance to subdivision off of Loomis Road
 - Board has proposed installation of a Champions Village sign at the Champions Drive entrance from Loomis Road. Design options are being considered.
- Board members continue to communicate with and/or send Action Notices to those homeowners in violation of Subdivision Covenants.
 - Reminder that the Architectural Control Committee (Association Board Members) must approve all building and landscape plans before work can begin.
 - Two copies of plan drawings, including dimensions and measurements, as well as any appropriate color samples and/or material samples, must be submitted to the Architectural Control Committee.
- Board members continue to communicate with City of Muskego Engineers regarding subdivision flooding issues.
- Reminder that the Muskego Lakes Golf Course is private property for use by members and should not be used as a recreational area by subdivision residents.
- Requests for permanent basketball stands/hoops must be submitted to the Architectural Control Board. Covenants require permanent stands to be located at least 25 feet from the street.

Treasurer's Report:

- Champion's Village Homeowners Association Statement of Cash Flows and proposed 2007 operating budget presented by Association Treasurer, John Hrovatin.
 - Revenue 2006: \$26,852.50 (Annual dues and social events)
 - Total Disbursements: \$18,059.70
 - Balance as of December 31, 2006: \$10,794.36
- Proposed budget for 2007
 - Revenue: \$24,240 (Annual dues)
 - Expenses: \$24,240
 - Proposed expenses include:
 - Lawn Care: \$10,720
 - Insurance: \$1,800
 - Filing fees: \$10
 - Real Estate Tax: 10
 - Signs & Decorations: \$650
 - Office Expense: \$200
 - Maintenance: \$3,000
 - Pond & Entrance Improvements: \$7,850
- Motion made and seconded to approve Treasurer's Report.

Proposal to Assess \$30 penalty if association dues are not paid by March 1st of every year :

- A recommendation was made to penalize property owners who do not pay annual association dues in a timely manner. The \$120 fee would increase to \$150 for property owners who do not pay by March 1st of every year.
- Late payments result in the need for additional correspondence and handling of money.
- Late payments and failure to pay dues may have an impact on annual budgets for routine maintenance, subdivision improvements and administration fees.
- Homeowners who do not pay annual fees can anticipate a lien on their property.
- The proposal was tabled until the May meeting due to lack of quorum.

Landfill Report: Eileen Madden, former 7th District Alderman and member of the landfill oversight committee.

- The City of Muskego has a contract with Veolia, operators of a landfill directly south of the Champions Village subdivision. The City of Franklin contracts with Waste Management, operators of a landfill to the east of the Veolia landfill.
- The Veolia landfill is nearing capacity and has requested that the Wisconsin Department of Natural Resources review expansion options. Veolia has submitted an initial site report to the DNR to review an expansion that would cover 78 acres to the west of the existing landfill. The proposed expansion would extend the

anticipated site life by 15 years. Madden explained that expansion of the existing site is the most cost effective option for Muskego taxpayers.

- The City of Muskego has negotiated a favorable and restrictive contract with Veolia to protect the environment. The contract includes restrictions on hazardous waste dumping, out-of-state refuse dumping, methane management and odor control. Muskego has a person on-site to monitor landfill dumping and management in an effort to make certain contract requirements are fulfilled.
- The contract also requires monitoring of well water in the area adjacent to landfill. Veolia is 100 percent responsible for improvements to Champions Village water system – and provisions of potable water until repairs have been made – in the event of ground water contamination from the landfill.

Board Chairman Stephen Van Goethem thanked Eileen Madden for her excellent efforts as an advocate of the Champions Village subdivision and its representatives. (Note, Madden was defeated in the April 2007 aldermanic election. The new 7th District Alderman representing Champions Village is Noah Fiedler.)

Upcoming Meeting

- May 21, 2007