

**Championship Village Association Meeting
September 17, 2007 Minutes**

Meeting Called To Order At 7 pm by Mike Cowling

President: Stephen Van Goethem

Vice President: Mike Cowling

Board Member: Norm Mims

Treasurer: John Hrovatin

Secretary: Sue Dlouhy

- **Motion made to amend the Association Bylaws to reduce the number of Champions Village Association meetings from three to two per year.**
 - Motion passes.
 - Meetings will be the third Monday in January and the third Monday in May.
 - Meeting start time will be 7:30 pm.
- **Motion made to increase Champions Village Association Annual Dues for those who pay after March 1 of each year.**
 - Annual Association dues if paid by March 1 - \$120
 - Annual Association dues if paid after March 1 - \$150
 - 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.
- **Board members continue to communicate with and/or send Action Notices to those homeowners in violation of Subdivision Covenants.**
 - A number of mailboxes within the subdivision are damaged or no longer standing upright. **Board members will be sending letters to appropriate homeowners advising them to repair or replace the mailboxes.** The letter will include information about the availability of replacement mailboxes, a contractor who can provide installation or repair services and anticipated costs.
 - 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.
 - 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.

- **Board members continue to communicate with City of Muskego Engineers regarding subdivision flooding issues.**
 - Residents experiencing persistent flooding problems are welcome to contact a member of the Association Board of Directors to aid in discussions with City officials. Stephen Van Goethem has served as the voluntary liaison between the subdivision and city officials in recent years.
- **“Good Neighbor” reminders:**
 - The Muskego Lakes Golf Course is private property for use by members and should not be used as a recreational area by subdivision residents.
- **Emerald Ash Borer Treatments**
 - The Association Board contracted with a licensed service to treat Ash trees at risk for damage from the Emerald Ash Borer infestation.
 - Residents with Ash trees should contact members of the Board for details about the treatment, which will be required annually as long as the Borer is a threat.
 - Residents with Ash trees that require treatment are assessed a nominal fee.
- **Treasurer’s Report: January 1, 2007 – August 31, 2007**
 - Revenue at beginning of period -\$10,794.36
 - Receipts - \$22,171 (primarily Subdivision Association dues. Several homeowners have not paid dues for 2007.)
 - Disbursements - \$19,638 (Includes lawn care of shared property and new fountain on pond.)
 - Cash at end of period: \$13,327.72
- **Request to update Association Bylaws**
 - It was noted that Association Covenants on the Subdivision web site are not up to date.
 - Sue Dlouhy, Association Board Secretary, volunteered to investigate updating the document, which is only available as an Adobe Acrobat PDF document.

Upcoming Meeting – January 21, 2008 at Muskego Lakes Country Club