



Homeowners Meeting Notes: Date of Meeting Monday, January 17, 2005

Next Meeting: Monday, May 23, 2005 at 7:00 p.m. at Muskego Lakes Country Club.

There will be voting for a new board of directors and a presentation by the Landscaping Committee for subdivision improvements.

Overview: The meeting began at 7:10 p.m. and was adjourned at 8:50 p.m. 57 homes were represented. Due to existing by-laws requiring 67 homes to be represented for quorum, quorum was not achieved. There was much discussion on the meeting topics and the tone of the meeting was a positive one. The powerpoint presentation from the meeting is available on the web site for those who wish to see it.

Greeting from the Board President:

Frank Cistaro, the Board President, opened the meeting with a greeting and an apology for the meeting notice going out later than intended due to an error at Kinkos.

Board Member, Darryl Morin, discussed 2004 Goals and Action Items that were accomplished. The Champions Village Homeowners Association (CVHOA) now has proper liability insurance should there be injuries on common grounds. The board also proceeded with developing a web site – www.championsvillage.org and gave thanks to Cindy Wendland for the development, David Likar with Chaney Systems for hosting it gratis and to Scott Elrod for taking the photos used on the site. The board frames their activity with the objective of building the value of the neighborhood and increasing the value to each homeowner.

Old Business:

Frank reviewed the last meeting's motions to modify the covenant amendments in a few areas: providing notice of meetings by e-mail, adding a treasurer (John Hrovatin), placing a minimum \$500 limit for the dollar amount of expenditures where a minimum of three quotes are required, requiring dual signatures on checks.

Frank stated that all CVHA members were mailed their annual dues invoice and a contact update form. Thank you to those who have already turned in your dues. Many were turned in at the meeting. If you haven't turned yours in, please do so as soon as possible. Frank also asked that all members complete their Contact Update Form as it will help ensure timely communication between the Association and the members. The form also asks each member if they would prefer to receive e-mail Association notifications instead of notice by US Postal Service and if the member authorizes the Association to publish their contact information in the upcoming Association Directory. For those that indicate

e-mail notification is acceptable, they will receive notice of meetings and notes via e-mail and referral to the web site. For those indicating no to e-mail delivery, they will continue to receive CVHOA information via USPS mail.

It was suggested that if people are not able to make the meeting, they should issue their proxy vote to a neighbor who shares similar views and beliefs. Four proxy votes were sent for this meeting.

New Business:

Introduction of amendment:

Darryl Morin proposed the following amendment to reduce the required number of homes to achieve quorum from 33% (67 homes) to 20% (40 homes). Darryl stated that with the exception of the current meeting (57 members in attendance), the association has averaged between 21-23 homes for all prior meetings, and that due to the lack of quorum, the Association is not able to address important business.

I, Darryl D. Morin of S97 W13098 Champions Drive, Muskego, WI, in an effort to achieve quorum on a consistent basis, therefore allowing the association to address important business, move that the Champions Village Association amend the association by-laws to reduce the number of members present to achieve quorum from 33 1/3% or 67 lots represented to 20% or 40 lots represented. This does not absolve the Board of Directors responsibility to make their best effort in notifying association members of Association meetings.

Significant discussion on changing the quorum. Some of the input is summarized below.

- People were concerned that since the average number of lots represented at each meeting was between 21 and 24 members (67 are needed for quorum) quorum will still not be achieved if it is lowered to 40%.
- People didn't want to make the quorum too low.
- Some felt the covenants were developed for a good reason and shouldn't be changed.
- It was suggested there wasn't enough publicity for the meetings and maybe we should wait for the meetings to catch on.
- It was suggested to have the meetings at a different time since some cannot attend if they work second shift.
- It was suggested there be an agenda published in advance – to get better attendance.
- It was suggested there be a higher quorum for topics that require spending.
- It was suggested that meetings be on specified days of the year so everyone would always know when they were.

With the people in attendance, we voted on the quorum amendment and 49 households were in favor and 8 were against changing the quorum to 20%. The Board Members

stated since quorum was not achieved at the meeting, a copy of the amendment would be mailed to each member that was not in attendance and that they would be required to submit a vote of either For, Against, or Abstain, so that the by-law could be voted on within Association by-laws.

Committee Report - Landscape Committee

Stephen Van Goethem, representing the Landscape Committee, spoke on what the committee has been working on. The major portion of the homeowner annual dues (75%) go toward maintaining the common grounds of the subdivision. When the city took over our wells and our water, they also took over responsibility for the grounds surrounding the pump houses. That means we no longer have to pay for maintenance (mowing) of these areas. Formerly areas surrounding some of the retention ponds were being mowed by homeowners who live in close proximity. We are now going to have the landscape company do this, but Joe Roubik agreed to still mow the retention pond by his house, which saves us money. (Thanks Joe!)

Stephen also cited the city planner in that our subdivision should not need to dredge the retention ponds in our lifetime since building is basically done, so we don't need to save or allocate money for that purpose. For liability reasons, we will need to put signs by the retention ponds saying "No Swimming" in the summer and "Danger, Thin Ice" in the winter. Ernie Urbahn (Linksway Court) measures the depth of the ice on the retention ponds north of the 7th hole on the golf course, and will notify people when it is safe to ice skate or play hockey, but it still is skate at your own risk.

Stephen stated the goal of the landscape committee is to enhance the quality of life in the subdivision by maintaining and enhancing existing grounds and by minimizing expenses. Stephen noted the concern raised by committee members as well as homeowners that the subdivision entrances look good for only a very short amount of time in the summer and the ponds which are filled with algae are a breeding ground for mosquitoes.

It was offered to the homeowners in attendance their opinion on proceeding with three initiatives. One is to install fountains in the retention pond, another is to re-landscape the subdivision entrances to have color all season, and the third is to plant a 14' spruce on the entrance off of Loomis. The estimated cost to do this could require up to a \$100 special assessment for each household. The homeowners in attendance were in favor and asked the committee to proceed with bid gathering and make a formal presentation at the next meeting (Monday, May 23rd at 7:00 p.m.) at which there will be a vote.

The benefits of the fountains in the retention ponds would be to reduce the algae and mosquito population and beautify the area. Having the water continually moving would significantly reduce the mosquitoes throughout the neighborhood. The fountain would be 8' high and 30' across. The costs to run the 2hp fountains would be approximately \$71 per month. A separate electrical box would be installed and the charges billed to the homeowners association. A charge each year of \$350 for each fountain would be incurred to remove it in the fall.

The city does now maintain the entrance to the subdivision off of Loomis, but they have agreed to let us plant a 14' spruce tree there if the vote is favorable next meeting (Monday, May 23rd at 7:00 p.m.). This would improve the appearance of that entrance. The committee also wants to add electrical to each subdivision entrance and put up decorative white lights for the holidays.

Re-landscaping the entrances would provide color year round with plants that would be hardy perennials. A builder in attendance relayed how important it is to have impressive entrances and how it increases the property values. It was suggested that a \$100 investment by each homeowner may bring a \$10,000 return at such time when a house in our neighborhood is sold. It would help our subdivision be more competitive with other new subdivisions and increase the prestige of our area.

City News

Stephen Van Goethem and Paul Soto are two neighbors who have agreed to attend all city meetings to keep us informed and provide input on decisions on things that may affect us. Stephen explained how the increase in property taxes came about. There were only 3 school board members at a school board meeting and they voted for an increase in the school budget. It passed and subsequently raised our property taxes. Stephen will now also attend the school board meetings.

FYI, for each dollar of our property taxes:

56¢ goes to the schools

26¢ goes to the city

11¢ goes to the county

6¢ goes to WCTC

1¢ goes to the state.

The city of Muskego was #12 in tax rates in Waukesha in 2003 and was #13 in 2004.

The term extension of the Mayor was voted down, so there will be a mayoral election in April as well as some alderpersons. Stephen is going to provide information prior to the election.

Other Neighborhood News

The Harmony Homes subdivision adjacent to us on the west side only has 6 lots left for sale out of 41. The 2 unit condos off of the 6th fairway have the infrastructure complete and will have building progress shortly.

Sandy Jakob gave a big thanks to Stephen Van Goethem. He has worked tirelessly on the situation with the beavers in the retention pond facing Hwy. 36. The beaver has caused the water level to rise and could create basement problems.

Payment of Association Dues

It was asked how many units were delinquent with their dues. There were only 2 homes, which are now paid. Some new homeowners were prorated on their fees. Frank was asked what actions the Association can take if a homeowner refuses to pay their dues, he

stated that per the by-laws, the Association places lien on the property. In a sale, the lien will be released once association dues are paid. For past due association dues, we will be charging interest going forward.

Committee Report

Social Committee

Carla Modglin, representing the social committee, gave a report on the activities that have been planned to date – all of which had good to great attendance.

- Continuation of Ladies Night Out, with new addition of a Bunko night
- Ladies Book Club
- Men's Monday Night Football
- Kid's Lunch with Santa
- Planning for Casino Night on Feb. 12th – you can still sign up

The social committee is interested in more involvement. If anyone is interested in helping to coordinate additional activities, please contact one of the members or call Carla Modglin at 427-0902.

At the next homeowner's meeting, there will be elections for Board of Directors. If you are interested in being on the board, a letter stating your interest and including your name, address, phone and signatures by two others in the neighborhood needs to be submitted prior to the meeting. Voting will take place at that next meeting (Monday, May 23rd at 7:00 p.m.).

Several homeowners in the Reserve expressed concern about golf balls hitting their property and potentially harming an individual. The Board will address with Muskego Lakes some measures to take to prevent golfers from shooting over the homes rather than playing the hole as a true dogleg right.