

Quietwood Creek Homeowners Association
Annual Meeting Minutes
January 19, 2010

Upon obtaining a quorum the meeting was called to order by President Carol Jilek at 6:39 p.m.

Carol Jilek opened the meeting with a welcome and an introduction of the current board members. Carol announced that the minutes from the January 2009 meeting would be read by Secretary, Scott Gerloski unless a motion was made to dispense with the reading of the minutes. Upon motion duly made and seconded, it was unanimously voted upon to dispense with the reading of the minutes of the 2009 annual meeting.

The first topic of discussion was the past year's activities update. Regarding landscaping, Carol described how dead plants and blue carpet at the Woods Rd. entrance were replaced with daylilies transplanted from the Janesville Road entrance. Labor was provided by the homeowners' committee and Hales Cutters. The dry spell of 2009 caused aggressive algae blooms in area ponds. The blooms were held at bay in the large pond plus the one-acre pond with chemical treatments purchased and applied by Ed Schmid, Jim Backus, and Mike Zipperer. Ellen Follansbee was recognized and thanked for her efforts obtaining additional traffic signs for the neighborhood at no cost to the Association.

Regarding zoning issues, Carol addressed a zoning code violation that took place at the Woods Road entrance. The neighbors of that area were annoyed by a business that created excessive street congestion due to employee and business vehicles because the business owner made no reasonable accommodation for this in his business plan. Alderman Herrera offered great assistance in getting this matter resolved through the City of Muskego and preserving our residential zoning.

Regarding architectural issues from 2009 Carol described the approved given for gazebo that was to be built on an existing deck near the Janeville Road entrance. She also reminded the audience that the City of Muskego may require a new survey if yours is more than six months old or if your lot has any water/wetlands on its border. Further, Carol reminded residents to submit any building plans for approval to the board and that the board would send a copy of the approval to Bill Carity who maintains authority on approvals until all lots have been completely built upon pursuant to the recorded Deed Restrictions.

Landscape maintenance issues were then discussed. The board solicited a bid for a swale to control runoff from the wooded area between Bur Oak Court and Quietwood Drive. This swale repair was approved by the board to eliminate standing water in the common area, and is scheduled to be completed in spring of 2010. Secretary Scott Gerloski solicited four bids for the 2010 landscape maintenance contract from Hales Cutters, Naturescape, Seasonal Services, and Terra-Firma. The board decided to stay with Hales Cutters as they offered the lowest cost.

The Treasurer's Report was read by Tom Esser. Upon motion duly made and seconded, the Treasurer's Report was unanimously approved as read. Tom then reviewed the 2010 Budget for 2010, which after motion duly made and seconded was unanimously adopted with a total 2010 budget of \$13,665, a \$355 increase over 2009. Major expenses included \$7851 for landscape maintenance, \$1465 for pond chemicals, and \$2845 for insurance. Dues will remain \$150 per lot for 2009. Also, the pond dredging fund is at \$72,042.73. Carol calculated the "worst-case" scenario dredging cost

at approximately \$108,000 pursuant to a bid she obtained in 2008. Carol took time to explain why we are accumulating the dredging fund for those new neighbors attending the meeting.

Regarding dues, Tom Esser asked that all subdivision dues be sent to P.O. Box 616, Muskego, WI 53150. Please include lot numbers with all payments to ensure proper credit. A new annual dues coupon will be posted to the Quietwood Creek website for members' convenience.

Regarding board members, Carol announced that she, Tom Esser, and Carl Moll were retiring from the board. Tom indicated that he would assist the new treasurer in transition. New board members then volunteered to fill the positions on the board that were being vacated. Sally Wallner, Paul Greene, and Bob Brieske stepped forward to join the board of the association. Trent Heinrich (President), Joan West (Vice President), and Ellen Follensbee (Treasurer) will remain with the board. Sally Wallner will take over as Secretary. Scott Gerloski will remain as a member-at-large. Carol indicated she will assist the new president as needed and would continue to write the newsletters. The new officers and board would also be posted to the website.

The next topic was new business. Carol reminded everyone that the subdivision rules forbid exposed any garbage/trash containers or garbage burning equipment. The next newsletter will remind everyone of this rule.

The topic of sheds was addressed also. The Deed Restrictions, as well as the Rules and Regulations do not allow outbuildings of any kind. The subdivision board will enforce rules when they receive a specific complaint. The board will not actively search out violations.

After a discussion and suggestion to make Halloween trick-or-treating the same night as the rest of Muskego, by a show of hands it was determined that Halloween trick-or-treating will continue to be held on the last Friday of October.

Carol then offered an update on the stop light at Janesville and Martin. This project was scheduled for 2011 but now receives lower priority due to the recent accidents at Racine and Kelsey. It appears that 2012 is more likely.

Upon a motion duly made and seconded, a unanimous vote concluded and adjourned the meeting at 8:00 p.m.

Respectfully submitted, Scott Gerloski, Sec.

Minutes of the Board Meeting of the Quietwood Creek Homeowner Association, Inc.
January 19, 2010.

The first board meeting was called to order at 8:20 p.m. The first order of business was to establish the positions of the new board. The 2010 officer positions were determined as follows:

President:	Trent Heinrich
Vice President:	Joan West
Secretary:	Sally Wallner
Treasurer:	Ellen Follansbee

Members-at-large: Scott Gerloski, Paul Greene and Bob Brieske.

Tom Esser said he would assist Ellen with the transition of the treasurer's responsibilities and Carol reassured that she would assist Trent Heinrich as needed and stay active with the writing of the Newsletters to keep the membership informed of activities and reminders.

It was determined Carol would assist Trent with the first board meeting agenda to include the routine coming year's business matters. She volunteered her assistance to the new board as would be needed. It is anticipated that the first board meeting would take place toward the end of February.

The meeting was adjourned at 8:45 p.m.