

Quietwood Creek Homeowners Association, Inc.

Tuesday, January 22, 2018 7:00 p.m.

Muskego Library – Room 4

Minutes

1. Welcome and Introductions – Scott Gerloski
2. Purpose of Association – Scott Gerloski
3. Approval of 2018 annual meeting minutes available online at www.quietwoodcreek.com – moved to not read them aloud, 2nd, motion carried
4. Ponds – drainage issue
 - Drain is there to avoid overflow, then the overflow area was too full
 - Scott went in with waders, cleared the outflow pipe, it was 3 feet underwater
 - Guest Speaker, Kyle, Lead Biologist from Lakeland Biologist – discussed pond care in an effort to avoid having to dredge them at a later date
 - i. Option 1 - Aeration is functional, not aesthetic. A compressor is on the shore, diffuses air to the bottom of the pond which creates an aerobic zone in the bottom of the pond. Beneficial bacteria eats the muck which will help us gain depth, about 1 foot per year within a 25' radius of each diffuser. It reduces muck, algae, and weeds reducing the need for future chemicals. It would circulate the whole pond at least once per day. It reduces or removes the bad smell. It helps balance the natural cycle instead of the pond just taking in more and more ground runoff. The potential to stock the ponds with fish is available. An electrical meter would have to be installed at each pond that had an aerator. Lakeland would clean the diffusers annually since they calcify. Kyle will send us a reference of an HOA he did business for so we can call their board and ask our noise and electrical questions.

Questions

- a. How much is the meter installation and maintenance (estimated 20 cents per day per pond)
- b. How many diffusers? 5, strategically placed, not bunched together. Move them a few feet every year to keep it even. Green powder coated boxes, bury the wires underground
- c. Noise level? They run 24/7, except during winter. Lakeland can be hired to install/winterize them then bring them back out in spring. Not very loud, can be insulated for sound proofing. Unlikely to hear them across the pond.
- d. Will our liability insurance cover the electrical & diffusers? We will have to check

- e. What is the life expectancy of the diffuser? Maintenance every 3 years for \$300, then they last about 10 years
 - f. Can we replace the 6" pipe with a 12" pipe on the big pond? Why do we have the smaller pipe on the bigger pond? Perhaps there is more than 1 of them and they are just plugged up.
 - ii. Option 2 - Dredging is costly (>\$100k), stirs up nutrients and algae develops
 - iii. Option 3 - Drudge pellets (aka muck pellets) can be applied annually. Muck pellets are made with high quality ingredients that are dense, slow release pellets that sink down into the muck. As the muck pellets sink to the bottom of the lake, they begin to penetrate and degrade organic buildup by delivering bio-stimulants and indigenous bacteria that add sludge-eating cultures.
- HOA dues will need to be increased to cover pond maintenance, set a 3 year plan. Motion made to use part of the pond fund to do the drain repairs. Motion carried.
- Chemical treatments will need to continue this year until the aerators have made a big enough impact
- Carol & Scott volunteered to work on information gathering more information. Info will be provided at next meeting so it can be discussed and a decision made at next meeting.
- Muskrats still burrowing which collapses the bank of the pond- put references in newsletter – we need to work together on it so they don't just move to your neighbors house, then back again

5. Landscaping

- a. Motion to stay with the same company – No objections, motion carried.
- b. Proposal to remove 6 dying crabapple trees and bushes at each entrance, to be replaced with a few new lilac trees. Voted to just do north entrance this year, and south end next year, to stay within budget.
- c. Proposal to replace fences at the 2 entrances on north and south entrances. Voted to do just north end this year, south end next year, to stay within budget.
- d. These removals and replacements are above & beyond what we have in the landscaping budget. We used the quote from our usual landscaper, we did not get other bids.

6. Treasurer's report / dues reminder

- Penalties will be imposed for overdue HOA dues payment
- In 2018, everyone paid!
- Anyone is welcome to audit the books. Contact Claudia.

7. Review and adoption of 2019 budget

- Plan for dues increase next year in 2020 to \$200 annually
- Motion made to accept budget as handed out with the caveat that we increase dues in 2020, 2nd, motion carried.

8. Looking for new board members – no new volunteers at this time

- Newsletter to be mailed April 15, 2019, dues are due May 15, 2019 at the latest

- Next meeting Agenda to be mailed in January 2020
9. Open topics from the homeowners
 - Issues with the younger children cutting across yards now that Bay Lane is an elementary school not a middle school. They take branches and swat bushes, mailboxes, etc. Call and report to the school office. 262-971-1810
 10. Conclusion and adjournment

Note: Today is a great day to join the board and give back to your neighborhood. "The Board of Directors shall consist of not less than three (3) no more than seven (7) persons,..."

Your Board Members are:

Scott Gerloski, President, scott.gerloski@gmail.com	414-422-1161
Claudia Zipperer, Treasurer, mcziips@gmail.com	414-422-4729
Carey Lewandowski, Secretary, clewandowski4@yahoo.com	414-899-2168

Members at Large:

Jim Backes	jimbackes@wi.rr.com	
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