

PHEASANT POINT 1 HOMEOWNERS ASSOCIATION

MINUTES OF THE ANNUAL MEETING OF LOT OWNERS - 2018

Middleton Town Hall

April 18, 2018

The annual meeting of lot owners of Pheasant Point 1 Homeowners Association was held at the Middleton Town Hall, 7555 West Old Sauk Road, Middleton, WI on April 18, 2018 at 6:30pm. The president, David Simon, called the meeting to order at 6:40pm. A roll call was called and proxy papers were reviewed. 11 lots were represented in person and 21 lots were represented by proxy. Since 32 total lots were represented, the President stated that there was a quorum (27 needed).

Minutes of the April 25, 2017 meeting were approved.

Treasurer's Report

The treasurer's report was delivered by Melissa Thomley. She stated that the balance of the general fund is \$8,213.04, and the pond fund is \$4,200. \$1,800 is to be transferred to the pond fund annually and will be transferred after this meeting (balance will be \$6,000).

All lots paid 2017 dues and all accounts are current.

Mr. Simon stated that the Neighborhood Association was in good financial standing, and we are prepared to replace pond liners and well pumps when they fail. Lot 2's liner was replaced in 2015 and the sinking fund is being built back up as planned. It spreads the cost of major pond costs over a period of several years (see Long Term Pond Fund chart).

The pond fund plan shows the ability to replace the well pump that feeds the ponds (if needed). Many think that the well pump doesn't run much, and therefore should last many more years than predicted. Pond chemicals are managed by the owners of lots 1 and 2 and are low cost. These costs are reimbursed by the Association, and we are appreciative of the owners for taking care of this!

2018 Budget

The 2018 budget includes expenses for lawn/entrance maintenance, utilities, liability insurance, and pond maintenance. \$2,000 was budgeted last year for the cleanup and removal of overgrown shrubs at the entrances. The bid came back at \$2,990 so the \$990 overage is reflected in our 2018 budget. There is a plan to replace these shrubs. The arborist said all of the trees by the entrances are alive and just need clean-up and some maintenance. To fund the replacement plants by the entrances, the association took a vote to add a line for \$2,000 and it was unanimously approved. The total 2018 budget was also approved.

The dues for 2018 are \$200 per lot. These dues are payable by June 4, 2018. **Please pay on time to avoid the late fee, and so that we don't have to follow up with you – Thank you!**

Parks Committee

C & L Lawn Care, LLC (formerly Parodi landscaping) is still performing the landscape maintenance at the entrances. There were not any new topics to discuss at this year's meeting regarding parks.

Architectural Committee

David Simon (President and Chair of the Architectural Control Committee) reported that the committee reviewed and approved an addition to the house on lot 40, and an accessory building (pool house) on Lot 53. It was noted that this accessory building is larger than is specified in the covenants and was inadvertently approved. The association voted to confirm that future accessory buildings will comply to the 12' x 16' maximum.

Mr. Simon reminded everyone that any additions or structures need written approval from the Architectural Control Committee. The committee uses the neighborhood covenants as guidance for approving plans. The covenants are a document recorded with the Dane County Register of Deeds with legal requirements for the rules of the Pheasant Point 1 neighborhood. If you need a copy of the covenants, they can be easily found by googling "Pheasant Point covenants" – it should appear first in the list of search results.

Old Business

The official city green street signs were added to our neighborhood. We will need to decide in a future meeting if we continue to maintain the custom wooden street signs.

Covenants

Noxious Weeds: A reminder that un-mowed areas of yards are prohibited by our neighborhood covenant and town ordinance. This applies to areas containing any noxious weeds and does not apply to prairie plantings. The town will issue a warning before any action is taken, but the town could mow it and send you a bill if you don't take care of it. Dandelions are not classified as a noxious weed. However, you are encouraged to treat them in your yard since they tend to spread onto your neighbor's lawn.

Vehicles: Reminder that the covenants prohibit the storage of vehicles, trailers, recreational vehicles, etc. in your yard or driveway. They must be stored in your garage or approved accessory building. Temporary parking for loading or unloading is okay.

Landscape: Reminder that the covenants require 3 conifer tree plantings plus 1,000 landscaping points. Homeowners are encouraged to review the landscaping points in the covenants and check their yards to see if they are meeting the required plantings. Canopy trees have the highest point value at up to 150 points each.

Email Addresses

We now have email addresses for most of the lots. Homeowners will be sent the dues notice by email again this year. There are some new homeowners who will be mailed a paper copy. **If you receive your dues notice by mail, please provide your current email address with your payment.** This will save us money and time when future notices are sent out.

Officer Positions

New officer positions were voted on and approved:

CJ Klaas– HOA President

Dale Egeberg – Architectural Control Committee member and Parks Committee member

Mike Montalto – Architectural Control Committee member

Melissa will continue as Treasurer and a member of the Parks Committee, and Lisa Brockman will continue as Secretary.

We would like to thank Dave Simon for his decade of service as our HOA President and Architectural chair. He will be working with the new President to ensure a smooth transition.

Reminders

Mailbox parts are available from Mike Simon at 608-444-2600. For mailbox paint or to obtain the paint formula, contact CJ at craigjk5@yahoo.com.

All homes are required to have the Pheasant Point mailbox. Cost saving tip – You can purchase a new grey mailbox from Menards, remove the copper covering from your existing mailbox, and attach it to the new one.

The town of Middleton organizes 4th of July activities for kids.

Porch lights in your yards should be lit from dusk to dawn.

Attendees

Lots: 2, 1, 4, 34, 53, 39, 8, 14, 22, 19 & 13