

Enclave at Mequon Preserve Homeowners Association

2020 Annual Meeting Minutes

Meeting Date: March 4, 2020 5:30pm

Location: Tolzman Community Room in the Frank L Weyenberg Library

Meeting Called by: The Enclave at Mequon Preserve HOA

Type of Meeting: Annual Association Meeting

Facilitator: Shandar Hoagland, DSI Real Estate Group

Note Taker & Time Keeper: Shandar Hoagland

Attendees: Please see sign in sheet

- A) Roll Call;
Roll Call was obtained via the sign in sheet.
- B) Proof of Notice of Meeting;
Shandar showed the letter that was sent to all owners on February 12th, 2020.
- C) Reading of Minutes of Prior Meeting;
the minutes from the 2019 meeting were provided and read. Then approved.
- D) Officer's Reports;
a. Delinquent Association Dues
-There are currently 4 homes that have not paid their dues. We are confident that all owners will pay. If not, we will move forward with the lien filing process.
- E) Committee Reports;
None at this time.
- F) Elections;
Since the Association is not yet conveyed, there is no need for an election at this time.
- G) Unfinished Business;
Concern was raised as to what has been done since the last meeting. Unfortunately the HOA did not have any extra funds to do the projects that were requested.
- a. Addition of bollard lights along path-Research was done on this, but unfortunately the HOA does not have any extra funds at this time to install lights. We will reevaluate once more money is saved.
 - b. Pet Waste Stations- due to only having a small number of owners in attendance, and not all owners in favor of adding pet waste stations, it was thought to wait until there was a larger percentage to decide on this.
 - c. Lights at the entry Sign-We have looked in to adding lights. The only option at this time is to add solar powered lights, and we are unsure if solar is a good option for this location as the panels may not get enough light to make them useful. We will continue our search.
 - d. A volleyball court was added, unfortunately a basketball court was not accepted by the village.

H) Adoption and Approval of an Annual Budget

2020 budget was approved by the Board of Directors (Veridian Homes). We reviewed the 2019 financials; it was noted that the mowing budget was over by \$2502.96. This was caused by the need to do 3 rough cut mows to some of the green spaces because they were not mowed regularly. All other categories came in under the budgeted amount. After all expenses were paid, we ended up with a surplus of \$340.04, this amount brought the neighborhoods overall income to \$339.66.

I) New Business;

Q. Dead trees; can we have the dead trees in the entry out-lots removed? Or cleaned up? There are also several areas along the path that have a large number of dead trees that need to be removed.
A. Yes, we will work on this with our vendors and the developer.

Q. What is the status of the new neighborhood?

A. There is an addition to Enclave at Mequon Preserve being added to the south. This is considered a part of your HOA.

Q. Does this mean conveyance will be delayed?

A. yes, since this new section is a part of the HOA, the conveyance will not happen until all lots are sold.

Q. Can we separate from them?

A. That would be up to the Developer to decide if they want to separate the two properties. I will bring it to their attention.

Q. Can they add land to an HOA without notifying us?

A. Yes, they have the right to expand and delay conveyance if they so choose.

J) Adjournment.

The meeting was adjourned at 6:17 pm.