



The Annual Meeting for the Westchester Lakes Homeowners Association was held April 27, 2006. Twenty-six homeowners were in attendance, thirty-two participated via proxy, and thirty-five homeowners chose not to participate at all. Quorum requirements were met.

Mayor Nuernberg opened the meeting with remarks concerning the state of the city, with particular reference to its developmental impact on our subdivision. The mayor talked about the reconstruction project for Mequon Rd, from 76th to Port Rd. in 2007 with new traffic lights at River Road. She also said the State will resurface 76th from Mequon to Freistadt Rds in 2009. Both lanes will be widened to 12' with paved shoulders. She discussed in detail the proposed City Center and had for review the proposed plans. She also discussed the requirement to review our storm water retention ponds every 5 years. The need for that review was questioned, as the cost is approximately \$3,300. The Association will address that issue with the City at a future date. The Mayor also briefed on the results of the Visioning Survey sent to all residents.

Dave Johnson reviewed our current contracts as follows:

- Layne-Northwest is responsible for monthly testing of our wells \$1,980
- Marine Biochemical provides treatment of the storm water management retention ponds for algae \$3,597
- White Pine provides landscaping services for the entrances and islands \$5,820 plus \$20/hr. for services not covered in the contract.

He then reviewed major projects undertaken in the last year.

- Installed a new shut off valve in the small pump house: (1600)
- Replaced door and frame of the small pump house: (\$560)
- Mulch for entrances and islands: (\$1600 plus labor)

The Flower Gall Mite has infested many of our boulevard ash trees. It is too late in the season to spray for this pest now. The trees should survive but some limbs may die. Spraying will have to be delayed until very early spring of next year.

2006-2007 Budget: The projected budget was reviewed.

- Section A of the Homeowners Association Account is divided equally between the 93 lots and covers expenses common to all. There is an additional line item this year regarding Garbage and Recycling. Scott Reed spent many hours

researching options for reducing our garbage collection rates. He solicited bids from three garbage haulers. Waste Management's bid of \$12,840/year was the lowest presented. This calculates to \$138.06 per lot per year or \$34.52 per lot per quarter; and includes the fuel/enviro charge, a significant savings for the overwhelming majority of homeowners. One other bid from Onyx was submitted for \$38.85/quarter plus fuel/enviro fees. These rates are possible because of the reduced administrative costs of only one bill per quarter to the Homeowners Association. This initiative was approved unanimously and fees will be included in Association dues 1 July 06 with credit issued by Waste Mgt. when necessary.

- Section B of the Homeowners Association Account is divided equally between the 45 lots comprising the inner ring. These expenses are considered aesthetic. Please note: The current fountains are aging and are frequently in need of expensive "band-aid". During the next year the inner ring lot owners will need to decide if a special assessment will be imposed to replace them. Research as to options and costs is underway.
- Section A of the Water Trust Account is divided equally between the 93 lots. This account has a significant balance, which is being reduced each year. This fiscal year will induce a reduction of approximately \$2000.

Mr. Martin Armato moved to approve the 2006-2007 budgets. Mr. Tim Voeller seconded and the budgets were passed by an oral vote.

A discussion of the survey items followed:

Item 1: Waste and Recycling - see information above. Waste Management will be retained for all lot owners with an annual billing to be included in the Homeowners Association dues.

Item 2: Lamp fixtures - Two years ago the Board proposed fixtures that were installed at the entrances because they provided more light and the bulbs were supposed to last 2-3 years. Many homeowners complained of the yellow cast to the light, the bulbs were burning out in a shorter period of time, and there was concern regarding future disposal of the bulbs. Many other single bulb fixtures were looked at, but none were proportionally as large as our current fixtures. Survey results were mixed, but leaned toward uniform replacement of the current fixtures. Homeowners in attendance also favored replacement. Rik Meyer has volunteered to look for high quality fixtures that have one to three bulbs, provide white light, and are similar in style to our current fixtures. He will post the options on our website (WestchesterLakes.com) and each will be installed in the neighborhood for viewing. Homeowners will be asked to vote on their favorite and that one will be installed on all lampposts. Mrs. Joan Farrell made the motion to implement this course of action and Mr. John Safran seconded. This action passed by a voice vote. Please note that this does not involve replacement of the posts. If your post is in need of repair or replacement please handle that issue on an individual basis.

Item 3: Stop signs/speed bumps - Survey results revealed a concern over speeders in the neighborhood and an interest in stop signs or speed bump installation. Dave Johnson will contact the Public Works Department for their assessment of need and recommendation for placement of stop signs.

Item 4: Trampolines - When this neighborhood was established trampolines were not a common backyard item so there is no reference in our bylaws to them. They do, however, most closely resemble metal swing sets, which are banned in the bylaws. The survey showed very mixed opinions with many people suggesting they be taken down and stored indoors in the off-season. General views of meeting attendees were to allow them without restriction. There was no vote.

Item 5: Signs at entrances - There was mixed reaction to the survey and by attendees. The Board will continue to address this issue on a case-by-case basis.

The Board would like to thank those who took the time to attend this Annual Meeting and those who participated by proxy. It is active members like you that make our community a special place to live. It is through open communication that we foster a true neighborhood. Please remember to communicate with your neighbors directly if you have a dispute. Most issues can be resolved through friendly discourse. The Board is here to help within the boundaries of our bylaws. Please present your concerns in written form, including your signature, referencing the appropriate bylaw.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Sandra A. Haselow', written in a cursive style.

Sandra A. Haselow
Secretary