

Annual Meeting

Westchester Lakes Homeowners Association

June 18, 2008

Meeting Called to Order by Dave Johnson at 7:10 P.M.

Because of the proxies not being sent prior to the meeting, the homeowners present will vote, and those not present can vote by proxy after the fact. There were 16 lots represented at the meeting.

Budget Discussion Rik Meyer – Treasurer

On the expense side, the biggest increases in fiscal 2007 were for the Waste Management contract, and for the landscaping. Waste Management increases were attributed to the fuel surcharges, and increases are budgeted in the fiscal 2008 budget. Landscaping costs, while higher than the prior year, are still very reasonable for the work performed.

Expense savings may show up in the aerator maintenance, because of the new units purchased.

Some questions arose as to a few line items, and the website was discussed. There was agreement that more information can go on the website, westchesterlakes.com, and that we can encourage its use.

The Water Trust budget versus actual was very close in 2007, and the recommended dues increase will reflect revenues closer to expected expenses. This means that we will be retaining an adequate reserve for system maintenance.

Dues were proposed for fiscal 2008:

Common Area Homeowners (48 lots)	\$360.00
Limited Common Area Homeowners (45 lots)	\$485.00
Water Trust (93 lots)	\$210.00

Motion made by Mr. Rettler, seconded by Ms. Rebholz. Vote was unanimously yes by those present.

It was proposed that aerator replacement be billed as a special assessment at to the homeowners, and the Limited Common Area lots would be assessed approximately 70% of the cost, and the Common Area homeowners 30% of the cost.

The special assessment was proposed:

Common Area Homeowners (48 lots)	\$109.00
Limited Common Area Homeowners (45 lots)	\$270.00

Motion made by Mr. Rettler, seconded by Ms. Rebholz. Vote was a unanimous yes by those present.

Mayor's Report The Mayor was not available due to a prior commitment. Dave Johnson submitted questions to her, which she had answered in writing by the City attorney. The questions and answers were read aloud as follows:

1. Status of City Center

1. Status of Town Center. The city approved the establishment of a tax incremental financing district (TIF) in April. This allows for funding of approximately \$7 million in public improvements which includes the extension of potable water, streetscaping improvements and the burial of overhead electrical lines. The increased value of land and improvements within the district as a result of redevelopment and new development (estimated at \$44 million), pays for the cost of public improvements over the 20 year life of the TIF district

In the meantime, the city has three redevelopment proposals in the Town Center area under discussion or soon-to-be in front of the planning commission.

This week city staff is interviewing consulting engineers/landscape architects for the proposed "gateway feature" on city-owned property at the northeast corner of Mequon and Cedarburg Roads.

2. Impact (financial) on non-users if City purchases We Energy Water Utility. Who pays for the utility and the maintenance of the system?

2. The city's acquisition of the We Energies water system is proposed to be self-sufficient. Our approach is to set up the utility as an "enterprise." That means it is supported by user fees rather than taxes and accounted for in a separate enterprise fund. Non-customer property owners will not see any impact. In addition, and like we do with the sanitary sewer utility, the city will make sure that staff costs and time, and other city resources, are appropriately accounted for and charged to the utility.

3. Impact on DPW services in regard to cost of snow removal this winter.
3. In comparison to past years, the 2007-08 winter was the costliest snow plowing operation for the city. To be specific, the 2007-08 winter cost the city about \$175,000 more than the "average" winter.

4. Are traffic lights at Mequon Rd./Hwy 57 going to have sensors installed in the pavement to better control/move traffic through the intersection?

4. This signal does have sensors.

5. Repair of railroad tracks east of 57 on Mequon Rd.

5. Repair of the tracks is the railroad's responsibility. Within the last couple weeks, the city engineer had a conversation with a railroad representative who said their staff is suppose to be on site later this month to estimate the cost of a repair. We are led to believe that repair may occur as soon as the 2008 construction season, but we'll know more in the next couple weeks.

6. Does the City have a physical fitness program for the police force?

6. The police union keeps a fitness center at the safety building and the city commits an annual contribution toward the maintenance of that facility. There is, however, no mandated physical fitness program in place.

President's Report Dave Johnson raised these issues:

- Lamp tops have turned grey since installation, and Dave has approached the vendor regarding replacement or compensation.
- A letter needs to go to the affected houses regarding the need to paint, the need to replace mailboxes, or the need to keep up lawns.
- Speed. Some cars are going way too fast. A recent accident was due to speed and inattentive driving. Speed bumps and humps, and stop signs were discussed. If you have "Slow Down" signs, they need to be put out again.

All of the current Board Officers are willing to serve another term. The proposed slate is: President: Dave Johnson

Vice Presidents: Tom Anderson

Brian Borofka

Joe Garstecki

Rick Sanger

Secretary: Scott Reed

Treasure: Rik Meyer

Motion to adjourn was made by Ms. Rebholz at 815 P.M., seconded by Mr. Krueger, and affirmed unanimously.

Respectfully Submitted,

Scott Reed
Secretary
Westchester Lakes Homeowners Association
Board of Directors