

Westchester Lakes Homeowner's Association

Annual Meeting

May 17, 2016

- 1) **Election of Officers** – The slate of officers was offered for a vote:
President -Dave Johnson, Treasurer – Joe Garstecki, Secretary – Scott Reed, Vice Presidents – Tom Anderson, Bill Evers, Jill Koepke, and Bill Sternman. A motion was made by Dave Horne, and seconded by Gary Mutz to elect the slate of officers. The motion passed unanimously.
- 2) **Year In Review** – Jill Koepke presented a brief review of the past year:

WESTCHESTER LAKES HOA BOARD

YEAR IN REVIEW – 2015/2016

Since our last annual meeting, the WL board has addressed several issues, completed some projects, and conducted the ongoing business of maintaining the subdivision.

SOCIAL & COMMUNICATION:

- We welcomed 8 new families into our neighborhood:

Smiths	Christian Fite
Garros	Vigliettas
Irvins	Dauchys
Rueckerts	Markos
- The WL board started a new practice of welcoming new neighbors

after they move in by bringing them cookies and information about our community.

- The board started a newsletter to enhance communications within Westchester Lakes.
- WL had its second annual Neighborhood Block Party for all families, to give residents the opportunity to get to know their neighbors better.
- We organized a progressive dinner in December, with over 30 neighbors in attendance.
- A summer neighborhood rummage sale took place, with about a dozen WL families participating.
- The Westchester Lakes directory was updated, and will be distributed to all resident families.

MAINTENANCE:

- A fire hydrant flush was completed throughout WL.
- All fire hydrants in the subdivision were re-painted.
- The board negotiated a new contract with Marine BioChem for the maintenance of both WL ponds.
- A new contract was negotiated for a common area lawn weed/feed program.

PROJECTS:

- The board oversaw the completion of new landscaping at the Wauwatosa Rd. entrance to the subdivision.
- The board ensured the maintenance and inspection of WL water system
- The board discussed and completed some research on alternative roofing materials.
- Future projects that should be completed in WL were discussed.

SAFETY:

- The board enhanced the overall lighting in the subdivision by installing more efficient light bulbs in all residents' lampposts, facilitated the completion of repairs to several lampposts, and took over the management of light bulb replacement in the lampposts.
- The board invited a Mequon police officer to attend a board meeting to discuss safety within the community and actions that can be taken to enhance safety.

3) **Presentation of Budget and Dues 2016-2017** – Joe Garstecki presented the budgets and dues. Water Trust expenses were in line with past years' experience. Trust dues will remain at \$200 per lot per year. Homeowners Association dues will increase by \$100 to \$550 for the outer ring, and \$680 for the inner ring of residences.

There was a question from the floor as to why the lighting project came in over budget. A more expensive LED bulb was used to get a better efficiency and life and a greater than expected number of sensors needed replacement.

Another question was in regard to the \$9300 line item "Landscape Upgrades"; what is that for? This is a fund to accumulate and use towards the ongoing maintenance of our neighborhood common areas including the Freistadt entrance.

Although a vote is not necessary according to our by-laws, a motion was made by Vickie Silver and seconded by Brian Smigelski to approve the budget and dues as presented. The motion carried unanimously.

4) **President's Comments** – Dave Johnson made a few remarks. Dave and Judy moved into the neighborhood in 1991 after the Parade of Homes. The description of our neighborhood at the time commented on the "period design" and the "compatible use" of natural materials of stone,

brick and wood. Despite any decisions on other materials being used in the neighborhood, Dave liked the way the exteriors and houses looked.

When Dave was asked if he were to build today, would he use cedar shakes for the roof? His answer is that despite how well his current shake roof is doing, having an initial treatment and regular maintenance treatments, he would not use cedar shakes today.

- 5) **Board Remarks** – Joe Garstecki represented the Board in offering remarks: He was glad to see such a large turnout for this year's Annual Meeting. Joe pointed out that their Board serves because no one else will. The Board works hard. Joe asked for civility in tonight's discussion. Tom Anderson pointed out the by-laws and the Board are there for everyone in the neighborhood. If someone wants a different direction, they can get on the Board and change things. A comment from the floor indicated that, in her view, the Board acts as her representative. Joe concluded with the Board's interest in following the by-laws and the approval protocol that is outlined in them.
- 6) **Roofing Materials in Westchester Lakes** - The discussion centers on the use of asphalt shingles for roofs (as allowed by the Association by-laws). The minutes will strive to summarize the main points and results of the long, lively and open discussion. Roughly 50% of the lots were represented in person at the meeting.

Of those that spoke, the vast majority were in favor of allowing asphalt shingles in Westchester Lakes. Here is a summary of some of the beliefs expressed: insurance costs more and insurance availability is less, current shake quality is lower and longevity shorter, no one is using cedar shakes for new construction, technology may have overtaken cedar shakes, and shake roofs lower property values or decrease desirability.

The consensus from the floor was to determine opinions from our neighborhood on whether asphalt should be allowed. When the group

was told that a Board prepared survey was ready to go, the call was to circulate the survey and tabulate results. The timetable of one week to distribute and 4 weeks to collect and tabulate results was moved by Dave Horne and seconded by Mark Rebholz and carried. A further motion was made by Dave Horne, seconded by Steve Riege to tabulate results using a simple majority of those surveys returned. The motion carried.

This is consistent with the Board's desire to get feedback from our neighbors in a survey of the Board's design.

The votes were called for by an officer of the Board, but are not a requirement of the by-laws.

- 7) **New Business** – A) Sandy Haselow called for a policy on trampolines. The landscaping is neglected underneath.
- B) Jon Saffron questioned the lamp posts that leaning and falling. Dave answered that the Association bought 3 spare poles that match the existing poles. Replacement will be addressed.
- C) Do the ash trees along the street belong to the city? Yes. Some neighbors are treating the ash trees. One person mentioned Buckley Tree Service.
- D) Is the Board going to clear the spillway? No. Each homeowner is responsible.
- E) Muskrats? The Board has tried DNR certified trappers in the past, with no results.
- F) Can lamp glass cleaning be part of the maintenance service? No.
- G) An owner asked that dog owners limit their animals to the back yard only.
- H) A reminder to wear reflective clothing if walking the neighborhood from dusk on.
- 8) **Meeting Adjourned** – It was moved by Dave Johnson, seconded by Vickie Silver to adjourn and was unanimously passed.

Respectively submitted by,

Scott Reed

Secretary

Westchester Lakes Homeowner's Association