TWO RIVERS SUBDIVISION

2012 ANNUAL ACB MEETING NOTES

MAY 08 at MUKWONAGO PUBLIC LIBRARY  7:00pm

Call to order

1.       Guest Speaker:  We had the privilege of having Dr. Strobel, Mukwonago School Superintendent; address the state of our schools.  The presentation consisted of how well the Mukwonago School District has been doing academically specifically stating the number of AP courses for College credit that are being offered in the high school. He encouraged attendees to have their children enroll in these classes. He spoke about the budget cuts and addressed audience questions and concerns.

2.       ACB Nomination: ACB Board Member, Larry Alber, asked the audience for any volunteers that would like to be nominated for the open board position.  Marilee Gloe is retiring after 10 years of service. Amy Waller was the only interested person for the position. Larry poled the audience and Amy was voted in as the new ACB Board Member.

3.       Assessments:   There are approximately 31 homes that have not paid the 2012 dues. We have one home that has not paid any dues for the last several years and a lien on that home is in progress.  Late due notices will be sent and are subject to a 12% statutory interest along with postage fees.

4.       Mailboxes:  Larry stated the some residents were not keeping up with the maintenance of the cast aluminum mailboxes.  A few residents stated that the cost of painting the mailbox is inexpensive. Larry stated that mailboxes that are leaning should be corrected. Attendees were reminded that it is the homeowners responsibility to maintain their mailboxes; not the ACB Board. The ACB Board agreed to seek professional estimates on the price of replacing all mailboxes and the price of fixing the existing mailboxes.

5.       Ballasts: Larry explained that ballasts are at their end-of-life and hard to find replacements.  He is recommending switching to a 100 watt CFL bulb, Energy Star, Dimmable bulb by Neptune that eliminates the ballast. With this type of bulb the ballast must be by-passed, keeping the sensor in the circuit. The fire department has approved the CFL bulb.

6.       Parking: Residents were reminded that there is no trailer parking on driveways. This includes motor homes, boats and detachable trailers. The audience did not have any questions regarding this issue.

7.       Violations: The unpaved driveway on 736 Two Rivers Drive was addressed. The homeowner spoke up stating that he had already paid a company to pave the driveway and that they had been waiting for a few days of good weather. UPDATE: This driveway has been completed.

8.       Sidewalks: Residents were concerned with the amount of cracked sidewalks. One person stated that they called the city and the city refused to come out and fix it. Another resident stated it wasn’t that costly to have a Construction Company come out and fix it.

9.       Reserves: Our bank balance is $11,000, about ½ in two CDs that have been rolled over. This money is on reserve for any legal action the ACB Board would need to take. The ACB Board announced that the annual dues for next year would drop to $10 per household. This money would go towards the maintenance and landscaping of the islands, the monuments and the monthly WE electric bill ($10/month per light). Some attendees inquired about having a $5 drop per year on dues. Some attendees brought up the fact that the Covenants will expire in 2023 and asked what we will do with the money in the bank.  The ACB Board will review and discuss this concern.

10.   Landscape: Some residents were concerned when learned that the ACB Board discontinued the use of a resident, Brad Bettinger, for the islands. The ACB Board decided to go with two other individuals at a lower cost; however residents brought up the concern of liability insurance.  The ACB Board will be review the liability in the event anyone gets injured. One resident claimed, in his opinion, that the ACB is not responsible for the islands however most people thought it added value. This was backed up by Larry stating approximately 13 homes in the subdivision were for sale last year and all but 4 sold. Some residents suggested updating the plants to make the area more appealing. One resident stated it appeared the berms were not being mowed. The ACB Board will send a notice to the homeowners who are responsible for cutting that area. Another resident brought up the issue of dandelions stating how terrible it made the subdivision appear. Other residents stated they’d like to see more homeowners edge their sidewalks.

11.   Little Free Library: Ken Werner and Larry offered to build a microture model of a library filled with books and DVDs for residents to take. Residents would also be able to donate gently used books and DVDs. The attendees seemed to like this new idea. The location of this box is pending. Ken and Larry will be donating their time and money to this new attraction.

12.   Other: One resident wanted to know if he could place solar panels on his roof. A few residents stated they’d prefer having a subdivision twice a year. The ACB Board will discuss and respond to all of these questions.

13.   Anyone wanting to make comments after this meeting was encouraged to use the website or call.

Recorded by Amy Waller