May 12, 2011     ANNUAL SUBDIVISION MEETING NOTES

At Vernon Luth. Church sanctuary

Call to order

1.       The ACB receives calls periodically that are complaints they want addressed. These items will be presented so others know what neighbors are thinking.  Some items will be presented as options, or as possible additions to the covenants.  Any change to covenants requires a vote with 60% vote in favor of the change to become a part of the covenants.  Therefore participation was encouraged.

2.       ACB Nomination: Introduction of the two candidates for a seat on the ACB Board by Larry Alber.  Ed Melchior has retired after many years of volunteering, and we thank him for that service.  Ballots were passed out, collected and turned over to two volunteers from audience to count.  The count came back 50-50 split. Tim volunteered to pass as he’s become pretty busy with his business.  A show of hands tosupport  electing Kenneth Werner was the majority, so it is official.  We welcome Ken.   Ken’s e-mail: UWroses@aol.com

3.       Assessments:   Checks are coming in. As in years past, approximately half have been paid so far.  Several  residents have paid from overdue previous  year, and we’re thankful for doing so.  There are still a significant number not received yet.  Tomorrow begins overdue status.

4.       Mailboxes: Discussion was opened regarding the maintenance of our cast aluminum mailboxes.  It is not in the covenants that care be provided by anyone other than the homeowner, but a suggestion that a neighborhood-wide service once every 3-4 years could be welcomed. Some have been bent over by city snow plows, many are showing chipped paint and wear.  One neighbor (1222 Wegner) told us that they contacted the Village and they came out and fixed the damage.  Someone suggested contacting the Village to see what they do.  Others said the painting service may need to be an all or nothing option.  An e-mail voicing objection was partially read, stating it is up to individuals to maintain their property and others shouldn’t have to pay.  Marilee went on record to say she had just painted hers, so there could be others who also feel the same.  We all agreed a professional estimate would assist in letting us know what we’re facing. There was a show of 6 hands that some were NOT interested in maintaining others property. Comments to the ACB were encouraged and it was made clear this is an item not in the covenants domain and is being presented as an Association option.

5.       Ballasts: Ballast lights are a problem because of age, and cost to replace. Larry presented a new bulb option called the Dimmable CFL bulb by Neptune. It is 100 watt fluorescent, an Energy Star bulb that sells at Menards for $8.00. With this bulb the ballast must be by-passed. The sensor operates it.  A neighbor at 1246 Williams has one installed so everyone can drive by and view the brightness.  Tim suggests the fire department come take a look too so we have their input.  The ballast replacements cost $100 and are difficult to fix.  We asked people view the bulb and send any comments to us.  Overall, this idea seemed acceptable if the light distribution is equal.

6.       Parking: Larry introduced the overnight parking of company vans and trucks on driveways.  The covenants only prevent the parking of RV’s, trailers and recreational vehicles, however there have been some calls complaining about this. One man stated he parks his commercial truck on the driveway.  He feels a person’s employment can change and should be allowed to park there.  He said his neighbors have not complained.  One woman disagreed, saying large trucks block her view when backing out.  One woman said she likes that people own their own business and are working so supports it.  One man said he reviewed the covenants before moving here, knew they did not prevent it, so would not agree to follow any new rule on principle.  Another woman said she doesn’t want to look out the window and look at a big van.  There was robust discussion, but no actual conclusion was arrived at.  Parking on the street remains legal by Village ordinances.

7.       Violations: Unpaved driveway on 736 Two Rivers Dr. remains.  This issue was discussed at last year’s meeting, with a vote showing residents expected the ACB to follow through with this matter.  The homeowner was in attendance and said he’s had several tragedies which made his driveway a low priority.  He apologized and said he is planning to take care of it this summer.  Welcome news, however the knowledge of personal tragedy was a surprise, and one woman expressed her sadness and apology.

8.       Drainage culverts: Who cleans the culverts? Brush, leaves accumulate there and could clog it. Larry reminded we aren’t to mow and allow the cuttings to go into the culvert.  It is believed that if we see the problem we should call the city who has the responsibility for this item.  Broken curbs also.

9.       Entrance solar lighting: The little bit of light that was there by the LED solar lights is appreciated by residents, but there is also agreement that they should be brighter.  Last year the ACB informed and residents agreed we would try this avenue because to install power would cost thousands of dollars in underground power lines. A separate meter would also be required.   One resident suggested we ask to run power from a near residence, but this was received with negative responses.  So Larry will pursue larger solar collector/bulbs and see if we can’t get it brighter with newer products on the market.

10.   Assessments overdue fine option:  Overdue assessments require a good deal of time in attempts to recover them. Three letters are sent to those who have not paid, including one going certified. We published the addresses on the neighborhood flyer of those who have ignored their notices.  Since legal costs run $100 an hour to file a lien, the ACB was asking what residents think about a fine, to encourage payment before we go to legal fees required to file. We published the addresses of those who were in arrears, and half did now pay.  Ed Melchoir said fines encourage legal action in homeowner associations. One man insisted we ensure we have good records.  Ed addressed his practices for the last three years where every name, address, check number and amount has been recorded.  There has only been one misunderstanding of receipt in that time. A woman suggested we all contribute to cover those in arrears, but that received negative oral responses.  No decision was made tonight.

11.   Laura/Directories: Copies of our newest neighborhood directory are available tonight. The ACB offers to reimburse her for copies, but she has elected to decline and does this as her contribution to the neighborhood.  Thanks was expressed for this nice service.

12.   Reserves: Someone asked why we raised the annual dues.  (This was discussed at last year’s meeting.) Ed explained it is based on research he conducted nationally, and what we have is considered a small sum by comparison.  Last year the ACB had legal representation expenses and was concerned if another came along we could lose most of the funds.  One man said he thinks having a large fund encourages taking legal action. Marilee objected to that, pointing out the covenants dictate what the ACB can do.  Last year residents indicated and voted to raise dues, and expressed they wanted them increased so maintenance on the entry islands would improve.   We also faced the possibility years ago that the city would charge huge fees for street lights.  All ACB funds information  is available on the website.

13.   Landscape: The entry islands are looking great.  Our resident professional who expressed he isn’t raising his fees either- thanks!

14.   Commentary: A resident who appreciates the work of the ACB stated it was a “thankless job we do”.  Following this there was applause which was very much appreciated.

15.   Anyone wanting to make comments after thinking over this meeting were encouraged to use the website or call.

Amen!

Welcome, Ken !           Recorded by Marilee Gloe