Two Rivers Subdivision Meeting Minutes
May 14, 2009

7:00pm-8:30pm
Mukwonago Fire Station Meeting Room
Called to order at 7:00pm

Greetings to Everyone! Larry started off with welcome. May 14, 2009
Larry Alber, Chair, opened the meeting.
Signature pad circulated.
Attendees: 41

Landscaping: New landscaping service has begun, with highly favorable results. Weed liner put in and new mulch, edging and trimming. Looks great, and was less than last years service.

Assessments: Update provided by Ed Melchoir. To date, assessments on 12 lots remain unpaid, for this & last years assessments. Assessments on all lots that were subject to foreclosures have been paid. Will proceed now, after two letters, to put liens on the lots that have unpaid assessments.

Financial Report: Ed reported on status of CDs. Largest expense last year was the legal action taken against a nuisance complaint that went into default. Matter is resolved, however the costs were over $2,000.00. Residents asked why those fees were not recovered. Ed explained that this was a learning experience, there was some miscommunication between attorney and us, and we didn't know the extent it would go to. This sets a precedent that we will take legal action, and going forward it appears we can work to recover any costs when we prevail, as we did in this case.

Security/Yard lamps: Over the winter, 20 lamps were out. Not acceptable, so letters were sent and follow up done. We reiterated the reasons why the builder put these specific lamps and sodium vapor bulbs in, and our responsibility to keep them lit so emergency service personnel are able to read house addresses at night. To avoid having street lamps, it is imperative the ACB stays on top of this issue, and several residents vocalized their wishes that the ACB continue actively enforcing this covenant provision. Much discussion ensued about ways to keep them current; raising dues to cover a monthly electrician servicing all the lamps was rejected based on personal responsibility aspects, plus costs. We have difficulty getting the $20 dues in now. Larry reminded people to use the website for assistance with their lamps and ballasts, and successful tests for finding which is causing the outage. A suggestion was made that a fee be charged to those who don't comply with covenants, as this one, but the covenants restrict fee charges. We determined collectively that the ACB might further inquire with our attorney whether an "administrative charge" is allowable, and that it would be added onto any repair fees to cover any loss of funds and interest to perform these duties. A show of hands to support this was approximately 50% in favor.

Garbage Containers: Several residents have now shielded their cans from view from the street. Send emails to Board if there are any questions.

Loose Dogs: This continues to be a Village matter, not a covenant item.

Parkway Trees: A friendly reminder to inspect the health of your trees. Trees should be budding. Any ailing tree should be treated or replaced. Acceptabl tree varieties can be found in the covenants. Minimum size of trunk in outlined in the covenants, but Marilee pointed out this 1.5" diameter was when the subdivision was youthful also.

Electric Scooters for Minors: The Police Dept issued a public statement in our local paper that advises parents that motorized childrenâ€™s vehicles are not permitted on the sidewalks or streets. Fines can exceed $300.00

Snowmobile Parking: Improvement noted- fewer residents are violating this covenant.

Resident Complaint (parking): A neighbor has been sending the ACB documentation about a commercial van that is being parked in front of his property over night, which he finds a nuisance. The covenants do not address this matter. We noted this is a Village matter, as in the summer months overnight street parking is allowed on one side of the street. Discussion ensued, very lively with heavy participation. People expressed they did not want this to become a standard practice. A show of hands was asked if they wanted the ACB to watch this issue, to inquire if we have any legal standing to treat this as a nuisance. Show of hands appeared to include all but one person. A request for nays showed one hand.

Sump Pump Discharge: Don't dump onto the sidewalks, which endangers walkers safety in freezing weather, and also when warm and slimy. If someone has a concern, they may call the City Inspector to advice with him. People expressed that the Village should pursue heavy water/drainage issues. On resident on Drake Ct. got the Village to open his street and indeed found a pipe leak. It was fixed and his sump is no longer running. Down spouts are a different issue being a homeowners duty to route them to avoid sidewalk spillage.

Flood Zone: Two parties report they approached their insurance companies to go to battle for them to get their properties re-designated. Both were successful and were given refunds on flood insurance premiums that were not legitimate. One resident reports that following last year's rain deluge that flood zones are being changed. One party on Two Rivers Ct. went for a new mortgage and found their survey changed, though they had not been notified. This was reported by another resident as common practice. FEMA does aerial views to determine their ratings. Contact your insurance agent if you have concerns.

Solar Panels: One resident asked about if he could install them. He was advised to fill out a ACB form (on line) and we would look at those particulars.

Realtor Report: Todd Roller, neighborhood real estate agent, told us 10 houses are for sale: 1 foreclosure is at auction/foreclosure sale on Heron Dr has a buyer, and 1 on Two Rivers Ct.

Rental Question: Can we rent our homes? The covenants do not directly address this question. Contact the Village for restrictions.

Halloween: No party planned for this year at this time.

Rummage Sale Reminder: People responded they are favorable to and enjoy this annual event.

Wetland Designations: Should you have questions, please go to the DNR

Robberies Reported: Last year unpotted flowers were stolen, and recently planted shrubs/trees were uprooted and stolen. This was determined to be an organized Village-wide case. A reminder to all to lock cars in their driveways, close garage doors, and keep their yard lamp lights lit!

The meeting ended with a resident thanking the ACB, which followed with a hearty applause from the crowd. Larry thanked everyone by saying, with a smile - 'Thank you! That makes it all worthwhile, since it does take timeâ€¦ and the pay is lousy.' Thank you for that humor Larry! Respectfully submitted by Marilee Gloe, ACB Recorder Total Number of attendees: 41 Concluded at 9:00 p.m. Thank you to all for robust participation and your great suggestions.