TWO RIVERS SUBDIVISION

ANNUAL MEETING NOTES

AUGUST 15, 2013 MUKWONAGO PUBLIC LIBRARY 7:15pm

1. Meeting Call to Order and introduction of current Architectural Control Board (ACB) members; Ken Werner, Chairperson and Amy Waller, Recorder.
2. Presentations: Village of Mukwonago President Fred Winchowky, Village Clerk-Treasurer Steven Braatz, Village of Mukwonago and Village Administrator John Weidl. The presentations consisted of each speaker discussing their current roles in the Village along with a lengthy discussion on pros/cons of the possible HWY 83 bypass.
3. Welcoming of the new subdivision residents
4. Election of vacant seat on Architectural Control Board. Residents, Dr. Andrew Ciganek and Edward Melchior, e-mailed prior to the meeting their interest in running for the vacant seat. Edward Melchior withdrew his nomination at the meeting. We welcomed Dr. Andrew Ciganek to the ACB Board as Treasurer.
5. Two Rivers Financial Position
	1. Certificate of Deposit, bearing an interest rate of .3% with a maturity of 5/24/2014 in the amount of $2,669.24
	2. A Business Savings account bearing an interest rate of .29% in the amount of $991.07.
	3. A Checking account in the amount of $8,067.98
	4. The Total Net Worth of the accounts prior to Accounts Payable equals $11,728.29.
	5. There is an outstanding invoice to Create-scape in the amount of $5,000.00.
	6. Net balance therefore equals $6,728.29.
	7. The only Accounts Receivables are from three residents who have not paid their 2012 dues in the amount of $25 plus interest/delinquent resident. Note that if amounts continue to the unpaid, the subdivision will recover all funds due once there is a closing on the home.
	8. Only other yearly deduction equal approximately $23/month or $275 annually for lighting the entrance monument markers.
6. Revision of the “Tworiversofmukwonago.org” website
	1. The website consists of subdivision covenants, protocols, archived minutes, financial positions.
	2. It has now been enhanced highlighting the features, benefits and advantages of living in our subdivision.
	3. Provides links to all relevant Village of Mukwonago websites.
7. Discussion of key subdivision covenants and violation issues
8. All lamp posts must be lit during all evening hours. Many residents voiced strong opinions of lamp posts not currently being lit. ACB will address promptly after the meeting.
9. All trash containers must be hidden from sight, that is, typically in garages or behind enclosures.
10. No recreational vehicles/trailers may be stowed on driveways. Again many residents voiced strong opinions on this topic and the ACB agreed to take action.
11. Any significant structural additions to a property must be approved by the ACB, such approval form available on the subdivision website.
12. While not technically parsed in the covenants, please, please maintain your mailboxes, that is, a little black paint would go a long way to making boxes look like they haven’t gone through a war.
13. Report on physical changes to subdivision ingresses/egresses.
	1. The ACB received complaints that the bushes on the islands restricted views to Hwy. ES when exiting the subdivision. Last year’s drought caused several of the plantings to die off.
	2. A budget of $5,000.00 was established and the ACB settled on a bid from Mukwonago’s Create-scape.
	3. All the plantings are perennials and in future years should spread and abundantly bloom.
14. 5K Wounded Warrior Benefit Run through select Two River Streets
	1. Sept. 15th at 8:00 am
	2. Start is in the Miniwaukan Park and part of the run will be take place on Two Rivers subdivision streets.
	3. Benefits The Wounded Warrior Project
	4. ACB did not know of the race host’s plans until a complaint was received from a Two Rivers resident. The ACB learned that the run had been approved by several village departments. The run organizer was contacted by the ACB where it was indicated that 95 homes were contacted either via letter or door-to-door to explain the run.
15. Comments/Questions
	1. A concern came up about a possible hoarding situation in the subdivision. The Village President encouraged the ACB to contact the city.
	2. A question was raised about the weeds beyond the last home towards the Industrial roundabout. The ACB had discussion about possibly looking into working with the city on the possibilities of building a playground. Some residents were concerned stating that the roundabout took a lot of semis off the local streets. The ACB will continue to look into this potential opportunity with the city.
	3. A question was asked to the Village President if there were any plans to put a walkway from Holz Parkway towards the YMCA. Mr. Winchowky stated there are no current plans for this.
	4. A resident asked whether or not a dog park would be coming to the area. It was noted that this idea is a possibility currently in the Town of Mukwonago.
	5. One resident made a comment stating that this was the best meeting we’ve had in 14 years. The ACB was thanked for their service.