

Mequon Park Place Homeowners Association
General Meeting June 9,2022
North Shore Country Club

Called to order: 7:02 pm

Twenty- six homeowners attended in person, and approximately 17 homeowners signed in virtually, via Google Meet.

President Trevor Will welcomed the homeowners and introduced the Board members.

I. President's Report, Trevor Will reporting.

*Trevor reminded the homeowners that significant landscaping improvements and exterior house improvements require submission of plans to and approval of the Board before implementing the improvements.

*We have new pond representatives; Louise and Jon Jesse. Lois Mankus has retired from the position with the Board's thanks for a long period of service. Thank you Lois! We are currently in discussion with two homeowners for additional volunteer opportunities.

*Trevor contacted the city engineer regarding the resurfacing of the roads in phase II. Park Place would need to sign a standard permit form, which implied that a permit would also be needed for Park Place to manage our water system. The city attorney will first need to change the language in the permit form. We can then have the road resurfacing done in 2023.

II. Treasurer's Report, Chuck Barney reporting.

*Please see the attached financial forms.

Chuck reported on our income and expenses. The water system is the subdivision's biggest expense, at approximately 51-52% of our budget. We are currently building a capital reserve, which is now at \$203,306. Forty-seven homeowners have paid their dues. Momberg and Associates will send out a second notice to the remaining homeowners.

* Question regarding switching mailings to electronic invoices. Chuck has researched other services but all charge fees.

*Question regarding city water possibility. The Vice President in charge of the well, Bruce Sipiora's attached report addresses this topic.

*Financing options for the water system upgrades will be determined once a final decision on a system is made.

*There will be a special election for our district because our alderman was elected Mayor of Mequon.

III. Water system, Vice President in charge of Water/Well, Bruce Sipiora, reporting.
See detailed report attached.

*Bruce gave an overview of Park Place's water system.

*He reviewed the major upgrades made over the past six years.

*The system is in good operational status, and is at a mid-life stage.

*Upgrades to maintain the operational status for the next 35 years need to be addressed in the near future, and the Board will reconvene in the next month to discuss a schedule for the upgrades.

The following homeowners presented their views on our water system; Rene Klitsch and Steven Chamberlin.

* Steven Chamberlin advocated for the current Park Place water system. Please see the attached report he emailed to the board. Steven did a ten year life cycle cost of switching to the Mequon City Water Utility. In his analysis, the average cost per year would be \$1997 per home, or \$19,970 for ten years. Steve spoke with the Milwaukee River Keepers about surface water runoff and needed treatments. In his opinion Park Place has exceptional water.

*Rene Klitsch advocated for city water. Please see the attached report she emailed to the board. Rene reported on the two options; upgrading our system or switching to Mequon City Water Utility. Rene spoke with residents in neighboring subdivisions and Jim Hoult of the Mequon Utility. In her report, Rene listed what she felt would be the benefits of city water.

Discussion followed. Concerns included:

*possible chemical treatments of city water

*Hardness of water

*aquifers

*back-up power for wells

*cost benefit analysis

*long term costs of maintenance

*volunteers time

*hydrant capacity

*pressure of water

*board decision or homeowners

*cost of upgrades

*possible loan to allow for work to be completed at one time for cost savings.

*inflation effect on our reserve. Tom Harkless would work with the board on liquidity investments.

*What are the next steps?

The Board will meet within the next two weeks to decide on the next steps with upgrade options. Rene Klitsch will form a committee of homeowners who are on both sides of the issue to gather information, and share it with all homeowners. Please contact Rene or Theresa if you would like to join this committee. See your directory for email addresses. Homeowners will be surveyed in the future as to their preferences. The Board agreed that this is a controversial issue, and both sides will be involved.

Adjourned 9pm

Respectfully submitted by Theresa Bazan, Secretary, Park Place Homeowners Association.