

Mequon Park Place Homeowners Association Annual Meeting

June 6, 2023

7:00 PM

North Shore Country Club

Attendance: Board members present, Trevor Will, president; Chuck Barney, treasurer; Theresa Bazan, secretary; Paul Nowakowski, vice president Common Areas; Kate Fleming, co-vice president Water/Well System; Elise Ferguson, vice president webmaster. Absent, Rich Orton, co-vice president water well system. A total of 25 homeowners attended the meeting with 8 homeowners attending virtually.

President's report:

* President Trevor Will called the meeting to order at 7:00PM. He introduced all the board members, including the newest board members; Kate Fleming, Paul Nowakowski and Elise Ferguson. Trevor informed the group of Rich Orton's addition to the board.

* Road resurfacing Phase II: The road resurfacing in Phase II of Park Place is supposed to take place in late July or early August. Chuck Barney has been in contact with Jeremy Dandy, a Mequon city engineer, for updates on the project. The resurfacing should be completed in 3-5 days depending on weather.

* Trevor introduced Bruce Sipiora to the group and thanked Bruce for his longtime service to the subdivision as the vice president of well/water. Bruce will institute a training program for Kate Fleming and Rich Orton as they take over the Board position. He would like to send out a syllabus to everyone outlining mostly online educational sessions on our water system.

Treasurer's report:

*Treasurer Chuck Barney reported on the financial status of Park Place. Please see the attached income statement and balance sheets, which were discussed.

*Park Place's income comes from homeowner's dues, reimbursed pond electricity bills and interest income. The main expenses are the water system, common area maintenance, electricity for the water system and lighting at entryways. The professional fees listed are for our accounting firm, VanderBloemen Group, and insurance.

*Park Place's fiscal year ends in March. We have just under \$200,000 cash on hand. Our fixed assets include the entryway signage and the water system. Park Place currently has \$226,000 in cash reserves. We earn 4 1/2% at an online bank, Live Oak Bank, in a savings account. *Discussion followed regarding short term treasuries through the US government.

*Dues have been paid by 52 out of 79 homes. There was discussion regarding online payment possibilities. Chuck will pursue Zelle as a possibility.

Water/Well Report

President Trevor Will reported on the water testing and well status. He reviewed the latest Consumer Confidence Report (CCR). Our water quality continues to be excellent. Please see attached reports, which includes Bruce Sipiora's midlife report.

** Status of wells*

Park Place's aquifer's level has stabilized. The major project in November, 2022, was the relining of the number 1 well's main tank with epoxy for reinforcement and to address some corrosion issues.

**Ad Hoc Water Committee Update*

President Trevor Will introduced Nick Kees and Rene Klitsch, chairmen of the ad hoc committee. Nick reported on the cost benefit analysis approved by the board and contracted through Ruckert & Mielke, Inc., which is a civil engineering company located in Pewaukee, WI. The cost of the analysis is \$9700. An in-depth discussion followed among those attending the meeting in person. People expressing opinions were in three general categories: those who opposed doing a cost study of our present system because they believed it unnecessary since our private system is so superior; those who believed we should do the cost study to know how much to charge in dues to maintain our private system, but should not consider switching to municipal water; and those who believed we should do both the cost study of our system and compare it to the cost of joining the municipal water system. Although no vote was taken, most residents seemed to agree that it was a good idea to collect the data on the cost of the alternatives and present it to all homeowners for review. If any resident would like to join the committee, they should contact Rene Klitsch or Nick Kees.

The well/water discussion was tabled until the engineering study is complete.

The meeting was adjourned by Trevor Will at 8:20 PM.

Respectfully submitted by secretary, Theresa Bazan