

MEADOW LAKES MOUNTAIN ESTATES PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING MINUTES FROM JULY 27, 2019

Meeting materials mailed to the membership:

1. Agenda for 2019 Annual Meeting
2. Proxy
3. Draft of Minutes from 2018 Annual Meeting
4. Building Committee Report
5. Roads Report
6. Waupaca Reservoir Report
7. 2019-2020 Draft Budget Report

Call To Order:

The meeting was called to order by President of the Board, Dan Daly at 12:10. 34 members signed in or were present by proxy.

Welcome & Introduction To Members/Guests:

Dan welcomed all members to this year's meeting: All members went around the room and introduced themselves.

Rick Bieterman reviewed the current activities taking place at Watershed Ranch – hay operation, water management activities and the rental of the “red house” with the burros.

Dan noted that if you want to access any of the ranch property you need to ask permission first.

Minutes of 2018 Annual Meeting

The minutes of the 2018 Annual Meeting were approved.

Committee Reports

Roads

Kris Galyean and John O'Brien presented the Roads Report. It was noted that the severe winter required extra measures for snow removal and road stabilization that caused an overrun of the road budget. The main focus of road maintenance and repair has been Mountain View Drive.

A large numbers of ideas and possible improvements to the roads were discussed with it being agreed that the road committee will discuss and make recommendations to the board.

2017-18 Road Report

Roadwork: This year all roads were graded but no road base installed due to budget.

We will continue to improve Mountain View Drive with the installation of base material and grading.

Snow removal: We had a really bad winter requiring extensive snow removal efforts and road grading efforts due to spring melt mud and erosion.

Roadwork – 5 year plan: Our plan for the roads over the next five years is to improve the main access to the community from Hwy. 24 up Mountain View to the intersection of Lakeview Dr. We will shape and grade the main access road, install gravel where necessary and road base. This will improve access to all the side roads that will be maintained during this period of time using grading only.

Building Committee

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Susan Dunn presented the Building Committee report – no activity this year.

Waupaca/McFadden Update

Dan D. presented the Waupaca Dam Report. See below. He asked the members to please continue reporting their water meter readings. Reporting is not quite at 100%. He stressed the importance of reporting our usage information because it proves to the state that we're being responsible in our water usage and demonstrates that we are actually taking less than the amount we could be.

Water Management/Waupaca Dam

2018-2019 Annual Report

Update:

-two new bridges installed at Waupaca #2 reservoir improving safety and access (one across the inflow creek near the north end and one from the coffer dam to the west bank). **Thank you Milo Johnson, Toby and Kris Galyean, Rick and Bobbie Jones, Jake Bryan and Laura Bryan!**

-vegetation/tree removal from the dam and the footprint surrounding the dam area. **Thank you Milo Johnson, and Rick and Bobbie Jones!**

Ongoing activities:

-manually measure and record seepage from Waupaca #2 dam on a regular basis. **Thank you Mike Wilder!**

-continuously measure and record McFadden Creek flows during the irrigation season and report results annually to the state. **Thank you Toby Dunn!**

-semi-annually collect, record, and report to the state water meter readings for all lot owners. **Thank you all lot owners!**

-coordinate with the ranch owners and water commissioner for an annual winter release of Waupaca #2 water to the river. **Thank you John O'Brien**

Planned activities:

- create a permanent staff gauge by attaching marked angle iron to the drain valve pipe shaft in Waupaca #2. The water level in the south end of the reservoir needs to be lowered to accomplish this task.
- observe the federal dam inspection scheduled for September 2019 and address any noted deficiencies.
- continue vegetation management in dam area.

Points of Interest:

- our semi-annual water meter readings indicate we use about 1M gallons of water per year. If we did not report our usage, the state would charge us with using over 5M gallons, or 5 times as much. Reporting our water meter reading twice a year is critical to our water management plan.
- it takes 31 days with water running at .05 cubic feet per second to accumulate 1M gallons in Waupaca #2.

Respectfully submitted,

Dan Daly (for the Board)

NEW BUSINESS

FY2018-2019 Financial Statement

John O'Brien gave a summary of the 2018-2019 Financial Statement. See below. Waupaca had income of \$2,000 and spending of \$874.72 which increased the reserves to \$8,851.76

MLME POA account had income of \$27,216.59 and spending of \$30,077.95 which reduced the reserves to \$22,880.09.

The overspending was a result of the bad winter and resultant required snow removal and dirt work.

There was a discussion on how much should we have in reserves and where the risk was. The major risk discussed was for the repair and maintenance work for Waupaca with a lesser risk for the roads. It was also noted that our bank indicated that they felt that a loan to the POA was questionable due to the fact that they viewed it as an unsecured loan.

2018-2019 Budget		Actual 2018-19		
Description	Income & Reserves	Expences	Income	Expences
Waupaca Reservoir				
Income				
On-Going:				
Annual Dues - from operating Fund 50 @ \$40/ lot	\$ 2,000.00		2000	
Ongoing compliance & maintenance reserve	\$ 7,726.48			
Total Income & Reserves	\$ 9,726.48	\$0.00		
Expenses:				
On-Going:				
Flume maintenance		\$50.00		
Legal		\$500.00		
Water purchase		\$120.00		\$124.72
Forest Service annual fee		\$145.00		
One-Time:				
Dam Maintenance		\$2,000.00		\$750.00
Total Expenses	\$0.00	\$2,815.00		\$874.72
Surplus (Deficit)			\$ 8,851.76	
MLME POA Budget				
Income				
On-Going:				
Annual Fees 50@\$506	\$25,300.00		27,177.00	
Bugling Bull Fees 4@\$300	\$1,200.00			
Palpant/Wise/Osowski/MVR Fees 3@\$300+1@\$400	\$1,300.00			
Interest	\$25.00		39.59	
Reserves	\$25,741.45			
Total Income & Reserves	\$53,566.45	\$0.00		
Expenses:				
On-Going:				
Insurance - General Liability and D&O		\$935.00		\$1,779.50
Legal		\$500.00		
Miscellaneous		\$150.00		\$114.51
Office		\$700.00		\$188.02
Fish Stocking & Recreation		\$1,000.00		\$319.72
Trash		\$5,776.00		\$4,541.25
Roads - Maintenance & Grading		\$11,000.00		\$14,074.95
Roads - Snow Plowing		\$6,400.00		\$9,060.00
One-Time:				
None				
Total Expenses	\$0.00	\$26,461.00		\$30,077.95
Surplus (Deficit)			22,880.09	

2019-20 Budget Proposal

John O'Brien reviewed the proposed budget for 2019-20 noting that it was the same as last year except for a minor change to Waupaca to delete the Forest Service fee. The POA Budget was the same as last year except the insurance line item was increased to \$1,400 to reflect the changed cost to go from \$1mill in umbrella to \$3 mill in umbrella.

Proposed Budget		2019-2020
Description		19-20 Budget
Waupaca Reservoir		
Income		
On-Going:		
Annual Dues - from operating Fund 50 @ \$40/ lot		\$2,000.00
Ongoing compliance & maintenance reserve		\$8,851.76
Total Income & Reserves		\$10,851.76
Expenses:		

On-Going:		
Flume maintenance		\$50.00
Legal		\$500.00
Water purchase		\$125.00
Forest Service annual fee		\$0.00
One-Time:		
Dam Maintenance		\$2,000.00
Total Expenses		\$2,675.00
Surplus (Deficit)		
MLME POA Budget		
Income		
On-Going:		
Annual Fees 50@\$506		\$25,300.00
Bugling Bull Fees 4@\$300		\$1,200.00
Palpant/Wise/Osowski/MVR Fees 3@\$300+1@\$400		\$1,300.00
Interest		\$25.00
Reserves		\$22,880.09
Total Income & Reserves		\$50,705.09
Expenses:		
On-Going:		

Insurance - General Liability and D&O		\$1,400.00
Legal		\$500.00
Miscellaneous		\$150.00
Office		\$700.00
Fish Stocking & Recreation		\$1,000.00
Trash		\$5,776.00
Roads - Maintenance & Grading		\$11,000.00
Roads - Snow Plowing		\$6,400.00
One-Time:		
None		
Total Expenses		\$26,926.00
Surplus (Deficit)		

Discussion Items

Trash -John O. discussed the loss of the recycling service due to general trash being put in the recycling bin and the arrival of the “new and improved” 8 yard dumpster. The steel lids are locked to prevent large non acceptable trash items being put in the dumpster.

Communication – several members requested that we improve the general communication in the community via email, the use of a newsletter and the posting of a member email list. It was noted that there needed to be someone who would volunteer to do that work.

HW-24 entrance – a member requested that we improve the visibility of the highway entrance which was difficult to find at night.

MLME work items and volunteer opportunities were discussed with noted volunteers next to each item.

1. Install staff gage at Waupaca – Dam Committee
2. Clear brush on North face of South dam. – Dam Committee
3. Clear brush and trees from South face of South dam. This will be done by an excavator – Dam Committee
4. Repair “Steering Wheel” valve operator at South dam and grease – valve operator is cracked and grease fitting is sheared off and needs replaced. Is there something else we need to do to maintain this valve? – Dam Committee
5. Treat and remove brush from the large dam and small North dam. – Dam Committee
6. Do we have to do a dam survey sometime soon?? – Dam Committee
7. Improve access road for fish stocking on Waupaca. This will be done by excavator – Dam Committee
8. Maintenance work on the McFadden flume - Chris Emick
9. Install and remove snow fencing each year at entrance to community - Chris Emick, Bobbie Jones and other volunteers.
10. Cattle guard improvements – road committee
11. Web site management and historic data inventory and management – Chris Emick and Tim Dearborn.
12. Augmentation plan well water reporting **TBD**
13. Sutron stage discharge recorder annual installation, management and reporting – Chris Emick and Tim Dearborn
14. Building , road, dam committee members and open board positions

The building committee was updated to include Susan Dunn and Judy Pankow. The Road committee was updated to include Milo Johnson, Ted Osowski, Larry Shalett , Kris

Galyan and John O'Brien. The Dam committee was updated to include Milo Johnson, Rick and Bobbie Jones – volunteered by Milo – Kris Galyean and committee chair Dan Daly.

Action Items

Adoption of 2018-2019 Budget –

Motion carried.

Election of Board members –

Kris Galyan was elected by unanimous vote

Meeting Date for 2019 Annual Meeting –

The suggested date for the 2020 annual meeting was July 25. Motion carried.

All members thanked Dan Daly for his 6 years of leadership and volunteer service to our community

The meeting adjourned at 3:50 p.m.

Minutes issued by,

John O'Brien

