

MEADOW LAKES MOUNTAIN ESTATES PROPERTY OWNERS ASSOCIATION ANNUAL MEETING MINUTES JULY 27, 2024

Meeting materials emailed to the membership:

1. Proxy form
2. Absentee ballot
3. Financial report
4. Information regarding dues increase proposal

Call to Order:

The meeting was called to order by President of the Board, Bobbie Jones at 1:05 PM. Fifteen members were present with an additional five members present via Zoom. Five lots were represented by proxy.

Welcome and introduction:

All members in the room and members present by zoom introduced themselves.

Waupaca/ McFadden Flume:

Bobbie Jones presented on the Waupaca Reservoir inspection and the maintenance that was performed during the work day, including removal of brush and debris around the spillway and inspection of the spillway culverts. Kris Galyean reported on the McFadden Flume being operational and actively recording the water flow. Rick Bierterman advised that the valve at the south end of Waupaca Reservoir may be nearing its service life.

Roads:

Kris Galyean presented a road report. Though an invoice for the road work has not been received yet, the estimated cost of the summer road work is \$25,000. The road work included grading of all roads and cutting ditches. Surface material was brought in to improve the section of Mountain View Drive from Highway 24 to just below South Lake Road. Additional road material (Class V) was added to a short section of Morrison Creek Circle, and a ditch on the west side of the roadway was reestablished, to address poor drainage and a “mud hole” that forms during the spring runoff.

Jake Bryan inquired about the possibility of completing road work every other year, instead of annually. Kris G. explained that it would be possible, but the roadways would get very rough, and a drag would need to be used regularly to combat the washboarding.

The new culverts were discussed. One of the culverts replaced the old cattle guard on Mountain View Drive, and the other culvert is approximately 150 yards uphill from the old cattle guard location. The second culvert is for the overflow from Waupaca Reservoir. The culvert replacement work was completed by Marv Cordova, Mike Wilder, Jeff Feuerstein, Milo Johnson, and Kris Galyean. The

project is still underway, as a new cattle guard needs to be installed on the bypass adjacent to the new lower culvert. Jake Bryan asked about the need for a cattle guard, and questioned who should be financially responsible for the cattle guard. The original contractual agreement and existing case law were discussed, which indicate that the association is responsible for the maintenance and replacement of roadway structures.

A plan to widen the entrance to Mountain View Drive was discussed. Rather than paying a contractor (Marv) to widen the entrance, the road committee can complete the work with their own labor and a borrowed skid-steer.

Building Committee:

Judy Pankow presented the building committee report. Only one application was submitted and approved. This was for Rick and Bobbie Jones concrete garage skirt and sidewalk.

Budget:

Liz Miller presented on the budget. Liz explained that at the current expense growth regarding road maintenance and waste removal, the net surplus for the fiscal year was \$963.00, far short of the preferred \$6,500. In addition, two projects have been approved. The first project of the culvert/cattle guard replacement, and the upcoming replacement of the cattle guard at the entrance to Mountain View Drive are being funded from the reserve. The 4-year financial projection will result in a negative reserve balance ending in fiscal year 27-28.

A proposed dues increase of \$200 (making the annual dues \$996) would recover the reserve and result in a reserve balance of \$40k by the end of fiscal year 27-28.

Milo Johnson proposed a one-time special assessment instead of a dues increase, however no discussion occurred as to how much that special assessment would amount to.

John OBrien made a motion to approve a dues increase. Jay Boak seconded the motion. The dues increase was passed with a vote of 22-9 including proxy votes and absentee ballots.

Action Items:

John O'Brien motioned to schedule the 2025 annual meeting for August 2, 2025. Kris Galyean seconded the motion. The motion carried.