

Squire's Grove Homeowner Association
Annual Meeting
May 21, 2008
Meeting Minutes

Call to Order – 6:02 PM

President's Report – Rick Ormsby

Rick updated the Members on the current status of the Association. The idea in this first year was to take care of immediate needs, for Rick and Frank to come up to speed on the Association and the inner workings, set more strategic plans in place to maintain proper funding, and to maintain full disclosure of information in a timely manner to Members. Mission seems to be accomplished supported by the voiced and written support and lack of attendance at tonight's Annual Meeting.

There have been few concerns voiced or written from Members and when brought up the situations were handled. Questioning those present about the website it appears to be well received and while still under development it's being used to keep up to date on current activities of the Association and Board.

For tonight's Agenda there were no written additions submitted by Members and no initial additions from the Members present. Member comment that the Agenda was thorough.

By-Law review – Rick Ormsby

There was a discussion about a few of the antiquated by-laws, specifically mentioned as examples were the "Annual Meeting date" and the "Excess Reserves." The idea of this review is to ensure that we are able to follow the by-laws to the letter of the law but it seems the only way to do that with confidence is to rewrite, or clarify more clearly, certain language.

The proposed process is for the SGHA/SGMA Board to review and suggest changes. Provide the recommended changes to the Members for review, comments or suggestions, and preliminary approval. Submit to legal counsel for final language. File with the required authorities within the Village and/or State as necessary. There will be more to come on this.

Water Trust Update – Scott Wosniak

Handout provided citing the newest 2007 Consumer Confidence Report. This will be posted to the website within a few days.

Handout provided on the upcoming Water System Flush scheduled for June 9, 2008. This will be posted to the website as well and in addition, a network call will go out to all Members the week of from W2 Group.

Scott described for review purposes all the elaborate working included in the Water Trust. All of the required maintenance was completed and the mandates from the DNR are up to standards. One possible concern, possible because it has not yet been confirmed and is being monitored, is our increased “water usage.” We are “using” close to 2 million gallons a month and that is an increase from the last few years of 100,000 – 300,000 gallons of water. It could suggest a leak somewhere in the distribution system. We are monitoring before approving any additional spending to “finding a needle in a haystack.” W2 provides the DNR a monthly report.

An inquiry about W2, LLC, a Scott Wosniak company, and their work for the Water Trust came up as a possible conflict of interest. Rick addressed this as this was one of the first topics of conversation with new Board Members last year. At that time the same questioned was raised and after a thorough discussion about the possibility that this would be perceived as a conflict of interest with Scott as a Board Member, the Board unanimously voted to pay W2 for their services related to the Water Trust. It was also at this time that Scott agreed to stay on as Treasurer for a one year term through our transition ultimately eliminating any perception of this in 2009. Unfortunately, or fortunately for us, at this time no one has stepped up to replace Scott as Treasurer and he has graciously stayed on in the Treasurer capacity. It was clear that the knowledge was considered expert and the work involved was complicated. Scott commented that his work his also in his best interest as a homeowner. Since then W2 has been an invaluable resource to all Members and will continued to be a paid resource.

We are budgeting plans into the 2009/2010 Budget to map the entire system. While we have the original proposal in the pump house there is no confirmation that the proposed system was the way it ended up being installed. Plans are not available from the Village or any other source.

It was suggested that we have a contingency plan in the event of a “crisis” situation. This would be covered in the new proposed method of budgeting and assessment.

It was also suggested that if there is no leak/damage, and we are using this much water, that information be sent to all Members with examples of how to conserve this valuable resource. An e-mail will be sent by Rick and posted on the website.

2009 Annual Budget – Rick Ormsby

With the discussion of the Water Trust we moved right into the 2009 Budget which is being considered. A preliminary example was provided to the Members present for discussion purposed and will be sent to the other Members with a full description of the proposed process. While he Board has the authority to approve the revised budgeting

process they agreed that we would all be better served if the Members would review and make any comments related to the change before its use.

The goals of this method are to eliminate “excess reserves” by identifying and documenting known future expenses and accruing for their payment, to reduce the probability of having a Special Assessment, and to help provide a better understanding of what it takes to provide the necessary resources to manage our Water Trust. Because of the immediate needs it would include an initial increase of \$150-\$200 per member in 2009 but if all goes as planned it would probably decrease over time.

The clarification was made that each SGHA Member’s Maintenance Assessment is collected for the SGMA Maintenance fund. According to our by-laws that “excess” is to be return if unused in the current budget year. In the past this was held as emergency funding for unexpected major repairs. In order to follow the by-laws we will return any excess in future years. The new method of accounting would eliminate the confusion regarding “excess reserves.”

The proposed process is for the SGHA/SGMA Board to review refine. Provide the recommended changes to the Members for review, comments or suggestions, and preliminary approval. Finalize and vote to accept the 2009 Budget by September 2008. If this requires a Special Session for Member discussion and formal vote it would be scheduled for early September.

Treasurer Report – Scott Wosniak

Scott reviewed the process for determining the 2008 Maintenance and Water Trust Fees and presented an overview of expectations between this and what is expected in 2009. He referenced changes in our vendors for certain projects. Rick added comments that each vendor has been or will be reviewed every three years and, if necessary, continual bidding for the work or change in resources is being evaluated. As a result in 2008 we were able to save close to \$9,000 in vendor related expense without giving up needed services. Scott concluded by answering a question related to Members and how they are calculated in the expenses. Rick added that all of this will be more clearly identified and explained in the 2009 budget.

Committee Updates – Rick Ormsby

Pond Committee – Started on May 19, 2008. Articles of the Committee are posted on the website. Jerry Mayhew is Secretary/Chair and will be providing all communications back to the Board. Meeting minutes will be posted within a few days after each subsequent meeting. A timetable for recommendations will be set at the next meeting but are expected to be back in August/September. Once complete they will be sent to Members for review and additional comments. Board will make final decisions for immediate improvement and work long term plans into the budget.

Water Trust Committee – On hold. Responses to two indications of interest were John Gehringer and now Frank Falsetti. Rick is confident there will be increased involvement with increased discussion of water conservation, increased fees in 2009 budget.

Memorial Day Block Party – Started May. Still looking for R.S.V.P.'s

Beautification Volunteers – 2008 Project Cul-de-Sacs. Frank Falsetti in charge and will be communication to everyone soon.

A Member letter was suggested by Allan Kasprzak related to 2008/2009 snow removal. It was suggested that we submit this to the Village from the SGHA so we could have more impact. Not intended to be confrontational. Simply to open up a dialog and let it be known that certain methods used this year were questioned. E-mail to be sent to SGHA Members for any additional comments to be added before final letter sent by Rick.

Adjourn – 7:25 PM