



**Squire's Grove
Home Owners Annual Association
Meeting Minutes
11/11/2010 SGMA Meeting
Community Room: Elm Grove Village Hall**

Call to Order: 7:00 PM

In attendance: Rick Ormsby: SGHOA President
Frank Falsetti: SGHOA Secretary
Jill Munson: SGHOA Treasurer

Welcome Jill Munson: Jill is replacing Scott Wozniak as SGHOA Treasurer and will hold the same responsibilities on the SG Management and Water Trust.
jmunson@hinshawlaw.com, 1180 Terrace Dr. Elm Grove, WI 53122. 262-821-5354.

Sign in sheet was passed for recording attendance: Those who signed in included, Peggy Heuler, Trish Ormsby, Tony Cavalco Allan Kasprzak, Cathy McVey, John Berry, Mary Clare Falsetti and Dave Attenberger.

Corrections to be made to the Homeowners Association Master List. Delete the name of Brian & Sherri Kelsey at the address 1105 Terrace Drive which is occupied by Peggy Heuler. Delete the name Edwin Howe at the address 15100 Briaridge Court which is occupied by Dave and Kristie Attenberger, Phone 608-556-3217, dkbsatten@yahoo.com. Correct the spelling of Cathy McVey. Correct the spelling of Mary Clare Falsetti.

A Public Forum: The purpose of this meeting was to update all homeowners with the proposed budget for 2011. To explain the work completed by the board on the restoration of the pond shores. To answer all questions related to issues the homeowners may want to discuss. To ask for new volunteers for SGHOA committees or Board Positions.

Recognition was made: To Scott Wozniak for his years of dedication to the SGMA, SGWT, and SGHOA as both a Board Member and contributor through his Company W2 Group Management LLC. Thank you Scott for your service to your neighbors and friends.

Topics of Discussion:

R.A. Smith Water Main Mapping: RA Smith and its subcontractor City Water LLC completed this work and presented the map to the SGMA. A copy of the water system grid will be placed in the pump house. Another record will be kept with Rick Ormsby's records.

R.A. Smith Pond Restoration: of the May 24th professional services proposal was provided was shelved pending the work by Tallgrass Restoration on the shoreline. The Board will revisit this proposal as part of our 2012 budgeting.

Search for replacement for W2 Group LLC: Rick will begin a search for a replacement for the W2Group LLC. Scott had developed a job description. Rick and other members of the SGMA are soliciting service providers. This search will begin in February 2011. The board will seek out interested parties from both the Condo's and Homeowners. During the transition to a new service provider Rick will monitor the water system with the help of Municipal Well.

Financial Statements: Don Henkle will be meeting with the Board in February 2011 to provide an update on the financial condition of the SGMA and SGWT. The report will be made available to anyone looking for an update by contacting Jill Munson via e mail.

2011 Budget : Rick reviewed the SGMA and SGWT 2011 Budget with the group. Yearly homeowner dues were discussed. A reminder of the decision to begin an Accrual Budget process was reviewed. Rick made a point of discussing the details of the pump house costs recently incurred and pointed out how the accrual budgeting process helped us avoid any special assessments this time. The All homeowners were informed of the current status of the budget development and no problems or issues came up.

Tall Grass Restoration work on the pond: Frank provided a general description of the work to begin in spring of 2011. All were invited to attend the presentation on February 8, 2011 at the Village Hall. Tallgrass Restoration's Jordan Rowe will be available to answer all questions on his firm's work that begins in May of 2011.

Cul du Sac Committee: The Board is in receipt of a letter from a homeowner located on Terrace Dr. The condition of the Cul du Sac at the end of Terrace Dr is poor. As a result of that inquiry Jill Munson will host a meeting at her home on January 11th to encourage homeowners to discuss their concerns with all the Cul du Sacs. Jill will report on the Cul du sac committee at the first SGMA meeting in 2011.

Questions and Comments: Alan Kasprzak questioned the process of repair and communicating to homeowners if a water main breaks. Rick explained the monitoring of water usage by Municipal Well and from our own neighbors. When a leak is detected word is sent to Municipal Well to contact the utilities and begin the process of repair. Our current water system is not monitored via automation because of the cost involved to retrofit the system. System Automation is an improvement that the SGWT will consider in the future.

Next SGHOA Meeting: November of 2011. TBD.

Adjourn 8:15 Pm.