**2002 Annual Meeting**

ANNUAL MEETING
OCTOBER 8, 2002
7:30 p.m.

I.   GAZEBO HILL HOMEOWNERS' ASSOCIATION

A. CALL TO ORDER - MIKE WILLIAMS

B.  ELECTION OF OFFICERS - MIKE WILLIAMS

    The following people were voted unanimously to the 2002-2003 Gazebo Hill Board of Directors:

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| --- | --- | --- |
| President | Mike Williams | 262-512-0424 |
| Vice President | Dave Schroeder | 262-238-1372 |
| Vice President | Marc Marotta | 262-242-5087 |
| Treasurer | Bob Johnson | 262-512-0432 |
| Secretary | Marcia Schwager | 262-242-2993 |

The Water Trust has been disbanded.

C.  REPORTS

        1.  FINANCIAL - BOB JOHNSON

Bob Johnson presented the budget for the 2002-2003 year.  A copy of the budget can be obtained by contacting Bob at 262-512-0432.  Highlights include:

Dues will be raised from $275 to $350 per year to cover the costs of common ground maintenance and upkeep.  A comparison to other subdivisions was verbally discussed.  Association dues range from $275 to $1200 in various upscale Mequon neighborhoods.  Variances are due to services provided and the number of homes in the subdivisions.

Money has been budgeted for Bylaw Revisions.

The retention pond project cost more than planned.  This drained the reserve funds from the Water Trust transfer.

Invoices for Homeowner's dues will be sent out before the end of the year.

For financial details, please contact Bob Johnson.

        2. POND/LANDSCAPE - MIKE WILLIAMS

Due to the complexities of the retention pond project, an engineering firm was hired to help guide us through the City of Mequon and Wisconsin State DNR requirements.   Bonestroo was hired to do the survey, engineering studies and detailed project plan that was submitted to the DNR. The excavating contractor was C.W. Purpero of Milwaukee.  Mustafa Emir of Bonestroo was at the meeting and presented a summary of the retention pond project.  Members of the Lac du Coeur Homeowner's Board were involved in the project to insure satisfactory conditions for their lake issues.  The project is complete except for final written approval from the city.

3.  LANDSCAPE MAINTENANCE

Mike Ziesemer of Ziesemer's Landscape Management was present to give a summary of the work that his company has been doing on the upkeep of the common areas.

D.  OTHER BUSINESS

        1.  BY-LAW REVISIONS - MIKE WILLIAMS

With the completion of the Water Trust project and retention pond project, the Board is now looking at updating the Bylaws.  The current Bylaws include many references to the role of the Water Trust and the developer which need to be removed.  The Board will hire an attorney to review the current records on file and to give us recommendations on a new and improved set of bylaws.  Once the main issues are considered, the Board will survey the homeowners to determine their opinions on various detailed issues.  Once a final draft has been completed, it will be presented on this web site for homeowner review and eventually put to a vote.

2.  SWIMMING POOLS

Open discussion was held concerning whether pools should be allowed in the subdivision.  As the Bylaws are currently written, pools are not prohibited, but fences which are required by the City of Mequon for a pool, are prohibited.  The architectural review committee has final approval on these issues.

E.  MOTION TO ADJOURN

**Retention Pond Status**

May 2002

Re: Donges Bay Retention Pond Restoration Project

Dear Neighbors:

Within the last year and a half, we were advised by the City of Mequon that our Pond "D" (Donges Bay Road) did not conform to Mequon’s water retention or distribution standards. As we started the process to remedy this deficiency, it was determined that any Pond D alteration would require a DNR permit. The DNR permit application required us to undertake numerous geological studies and hydraulic analyses. The complexity of the solution to Pond D and the information required by the DNR permit forced us to retain an engineering firm; Bonestroo and Associates was selected.

After many months of extensive negotiations and meetings with our engineering consultants, the City of Mequon, Lac Du Cours and the DNR, we finally have a restoration plan that is acceptable to all parties concerned and which allowed us to receive the necessary governmental permit.

The plan calls for the retention pond area to be restored to its original stream condition along with erosion maintenance and appropriate landscaping. This entire process has now been completed, the permit has been issued and a contractor has been selected from our bidding process to implement this engineering plan: C.W. Purpero, Inc. of Milwaukee.

The work is scheduled to begin May 20 and to be completed by June 7, 2002. There should be little if any inconvenience to you during this construction work and the final result should greatly enhance the aesthetics and safety of our subdivision. Additionally, it will improve the quality of water flowing downstream under Donges Bay Road.

In addition to this project, your Board of Directors will be working with the Association’s lawn care provider to minimize the phosphates in the fertilizers that we use on the grass in our common areas. Phosphates have been shown to contaminate storm water runoff and are hazardous to downstream lakes. It is equally important for all of us as individual homeowners to take this same step regarding our own lawn care.

Have a great summer!

*Gazebo Hill Subdivision Board of Directors*