**2004 Annual Meeting**

ANNUAL MEETING
December 1, 2004
7:30 pm Logemann Center

I.  Call to Order

The meeting was called to order at 7:35 pm by Mike Williams.  Board members in attendance were Mike Williams, Jim Meyer and Marcia Schwager.  Approximately 25-30 homeowners were in attendance.

II.  Election of Officers

The following slate of officers was elected for the 2005 calendar year.

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| **President** | **Mike Williams** |
| **Vice President** | **Dave Schroeder** |
| **Vice President** | **Marc Marotta** |
| **Treasurer** | **Jim Meyer** |
| **Secretary** | **Marcia Schwager** |

III.  History of Gazebo Hill Subdivision

Herb Wuesthoff, previous owner of the Patchwork Farms on which the subdivision is located, visited with the homeowners.  He brought along an aerial photo on the land from 1987 prior to development.  Mike Williams still has the photo if anyone is interested.

IV.  Reports

1. Financial

Jim Meyer presented the 2005 budget which was approved.  Jim reported that there is no need at this time for a dues increase.  All dues are paid in full except one homeowner who is paying by partial payments.

2.  Ponds

Mike Williams reported that the drainage ponds are part of an ongoing city-wide project to determine runoff.  The costs of this project are suppose to be shared by all the concerned parties.  The subdivision has not yet been contacted concerning this project.  Money that is currently in cash reserve will be used to pay for our neighborhood's portion of this project.  No time table was given.

3.Landscape

The Board is aware of many homeowners' requests for the improvement of the entrances into the neighborhood.  The Board plans on addressing this issue after the completion and approval of the new neighborhood governing documents.

Mike reviewed the past priorities of the Board over the past several years.  They were 1)resolving drainage pond issues, 2)solving the water supply problem within the neighborhood and transitioning out of the need for the Water Trust, 3) generating and acquiring approval of new governing documents, 4) transferring ownership of common areas to the association, and 5) improving landscaping and entrances.

V.  Other Business

1. Bylaws, Declaration of Restrictions, and Rules and Regulations

Mike related the reasoning behind updating the neighborhood's governing documents.  These are

* The Developer, who makes up a large part of the current documents, no longer owns any lots in the neighborhood and is therefore no longer a factor in the decision making process of the Association.
* The Water Trust was dissolved after the closing of the wells and the hook up to city water.
* Many aspects of the documents are irrelevant or outdated.
* There is no defined procedure to handle violations or grievances.
* There is a need to bolster handling of assessments.
* The Association is not incorporated.
* The Board and Association are open to potential liabilities.

Mike stated that a first revision of the documents was reviewed by a Review Committee from within the neighborhood.  This resulted in a second revision which is the version distributed to the homeowners.

Mike introduced Susan Sorrentino, attorney from Godfrey and Kahn, who has been hired by the subdivision to help revise the governing documents.  Susan reviewed the process she has undergone over the last year and half.  Her first goal was to incorporate the Association as a non-profit organization.  It was also discovered that the out lots and common area titles had never been transferred to the Association and were still titled to the Developer.  Also, some properties still showed outstanding mortgages on a bank no longer in existence.  After clearing up the documentation on the already paid mortgages, Susan started the process of modifying the documents and transferring the titles.  It was decided that the documents should be changed and approved prior to the transference of the properties

Susan reviewed the purposes of the documents.  The Declaration and Restrictions were created by the Developer to apply to every homeowner.  This document is in addition to any restrictions set forth by the city of Mequon.  This document also allowed for the creation of the homeowner's association which is to be ruled by the Bylaws.  The Declaration also allows for the creation of a separate Rules and Regulations document.  The Declaration is a permanent document that must be legally registered.   The Bylaws is not registered but is meant to be a firm guideline outlining the association's functions.  The Rules and Regulations is meant to be a flexible document allowing for modification over time as needs and wants change.

Each document was discussed in turn in an open forum.  Of special note were the following issues:

* Each new document has different requirements for allowing future revisions which differ from the old documents.  They are:

Bylaws - require simply majority of Owners
Declarations - requires 66% of Owners
Rules and Regulations - requires Board approval only by simple majority

Note - business (election of officers, voting on other matters, etc.) may be conducted at the Annual Meeting with at least 10% of the Owners present

* Swimming Pools - It was agreed by those in attendance that above-ground pools should be prohibited.  In-ground pools should be subject to approval by the city of Mequon, the GH Architectural Review Committee, and the line-of-site neighbors.
* 18" Satellite Dishes - It was agreed that larger satellite dishes should be prohibited.
* Signs - Political Signs are allowed for up to 30 days on private property but signs of any kind are prohibited from common areas.  "For Sale" signs are also allowed.
* Pets - The number of pets allowed is listed currently as two(2).  It was discussed that this was unenforceable and to instead restate the clause in terms of keeping pets under control and and not causing a nuisance.
* Rummage/Estate Sales - It was agreed upon by those in attendance that Rummage/Estate Sales should be allowed but limited to one per year lasting no longer than a weekend.

Susan agreed to work with Mike in updating the documents for a third revision.  Mike stated that it was his goal to present this third revision to the homeowners for a vote within 60 days.  Voting would be done electronically where ever possible.  Those unable to vote electronically would be provided with a paper ballot.

2.  Light Posts at Donges Bay and GH Parkway intersections - a past request has been made to ask the city to post a street lamp at this intersection.  Mike stated that this would be addressed after the new governing documents were completed.

VI.  Adjournment

The meeting was adjourned at 9:17 pm.