**2005 Annual Meeting**

ANNUAL MEETING
February 1, 2006
7:30 pm Logemann Center

A.     CALL TO ORDER                                        MIKE WILLIAMS

The Annual Meeting was called to order at 7:30pm, on Wednesday, February 1, 2006.  In attendance was President, Mike Williams, and Treasurer, Jim Meyer along with the following residents: Dorine Nemoir, Robert Fillinger, Steve and Linda Reyer, Dave and Mavis Dreifus, and Larry Molinari and Gail Perlick.

B.     ELECTION OF OFFICERS             MIKE WILLIAMS

                                                 President                   Mike Williams

Vice-President          Dave Schroeder

Vice-President          Marc Marotta

Treasurer                   Jim Meyer

Secretary                   Marcia Schwager

A motion was made, seconded, and passed to elect the slate of officers presented by the President.

C.    REPORTS

1.      FINANCIAL                                                          JIM MEYER

The subdivision had a number of anticipated and unanticipated expenses this past year.  An anticipated expense was our landscaping, which came in a little higher than we budgeted, but it has been the belief of the Board, and our residents, that we are receiving superior attention to the common areas of our subdivision and that the work that is being done on a regular basis is warranted and satisfactory.  There were also some attorney fees associated with the drafting of the subdivision’s legal documents which have now been completed.  Our mail box replacement program provides us with minimal revenue but is a service to our subdivision. All newly requested mail boxes are replaced in a timely manner and we continue to have continuity of appearance throughout the subdivision.

Two unanticipated expenses were paying half the cost of the two new street lamps at the two Donges Bay entrances with the City of Mequon paying the other half.  The City of Mequon has agreed to pay all utility charges on a going forward basis.  In addition, the subdivision paid a pro-rata share of the engineering expenses incurred by all subdivisions to have the City of Mequon certify our pond system.  The City of Mequon determined that they are adequate to address the rain run off issues that mandated their creation by the Developer. The ponds have now all been certified as being in compliance with the City of Mequon and re-certification will be in another five years.

2.         PONDS                                  MIKE WILLIAMS

As stated previously, the ponds were recently reviewed and certified by the engineer engaged by the City of Mequon. They are in compliance with the City of Mequon’s regulations governing the construction of these run off ponds.

3.         ARCHITECTURAL               MIKE WILLIAMS

Pursuant to the new Bylaws, Declaration of Restrictions and Rules and Regulations, an Architectural Committee, consisting of at least three residents, and no more than five, will be appointed by the Board of Directors to handle the subdivision certifications required by the City of Mequon to issue building permits.

4.         LANDSCAPE                       MIKE WILLIAMS

Now that most of the major projects have been completed, a Landscape Committee will be appointed to investigate signage for the entrances as well as common area improvements. In particular, the acreage in the middle of the subdivision will be addressed to provide access to the residents and an effort will be made to reestablish the trails and remove garbage and other debris from the woods.

D.                OTHER BUSINESS

1                 BY-LAWS/ DECLARATION OF RESTRICTIONS/RULES AND REGULATIONS REVISIONS                                    MIKE WILLIAMS

The Bylaws, Declaration of Restrictions, and Rules and Regulations were emailed to all residents and, to those that did not have email access, mailed, by certified mail, for the purpose of voting.  The voting was closed with the final totals being: Yes - 102; No - 6; and 20 abstentions.  A total of 96 “yes” votes, or 75% of the subdivision, was required to pass these documents, which was met by the residents.   The new documents will be finalized and recorded and, it is anticipated that upon completion of those processes, they will be put into the Gazebo Hill website.

            2.         DUES INCREASE                                                    JIM MEYERS

A dues increase of $25.00 was proposed by the Treasurer to meet the Subdivision’s budget needs in 2006.  A motion was made, seconded, and passed to increase the dues by that amount.  Annual dues for 2006 will now be $400.00 per resident.

E.        NEW BUSINESS                                                      MIKE WILLIAMS

An issue was raised that there are an increasing number of feral cats in the subdivision.  These cats are not collared, vaccinated, or licensed.  The Board of Directors will be reviewing this situation and taking action to address this issue immediately.

 F.         MOTION TO ADJOURN

A motion was made, seconded, and passed to adjourn the Annual Meeting at 8:20pm.