**2010 Annual Meeting**

ANNUAL MEETING  
December 15, 2010  
7:00 pm at North Shore Country Club

A.  Call to Order

The Annual Meeting was called to order at 7:05 pm on Wednesday, December 15, 2010.  In attendance were President Mike Williams, Vice-President Dave Schroeder, Treasurer Jim Meyer and Secretary Marcia Schwager along with the following residents: Don & Annette Hidde, Erik & Diane Anderson, Steve & Linda Reyer, Frank Ball, Dan Stewart, Mavis & Dave Dreifus, Elizabeth Casey, Melissa Bleidorn, Ryan O'Desky, Dan Miske and Joe Fall.

All residents introduced themselves.  The Board reminded the residents of the [www.gazebohill.org](http://www.gazebohill.org) web site and the importance of supplying the Board with up-to-date email addresses for communication purposes.

B.  Approval of Minutes

Melissa Bleidorn moved to approve the December 15, 2009 Annual Meeting notes.  Seconded by Dave Dreifus.  Unanimously approved.

C.  Election of Officers

Slate of Officers:  
President Mike Williams  
Vice-President Dave Schroeder  
Vice-President Jerry Gildner  
Treasurer Jim Meyer  
Secretary Marcia Schwager

Dan Miske moved to accept the slate of officers. Seconded by Joe Hall.  Unanimously approved.

D.  Reports

1.  Financial - Jim Meyer

The 2010 Financial Summary was presented along with the 2011 Proposed Budget.  If anyone would like a copy, please contact Jim Meyer.  There were several un-budgeted expenses in 2010:

$6326 to repair the grading/draining for s ink-hole in Phase III  
$492 tree removal  
$492 meeting expenses  
$792 New Entrance Design

End of year positive cash flow was $15,373 most of which was a result of the new landscape contract.

The new 2011 Budget was presented which at this time does not include the expense of the signage project.  It estimates a cash excess of $24,120 for the 2011 year or $53,331 total cash reserve.

Based on feedback from the online survey, the Board unanimously approved the New Entrance Project for total completion in 2011.  Timeline and details to follow.  However, overall project is estimated at $120,000.  Homeowners will be billed the $550 one-time assessment on May 1, 2011 in addition to the normal dues in January 2011 of $450.

2. Architectural - Mike Williams

Re-appointment of committee:  Jerry Gildner - Chairman, Larry Dubin, Kris Rozran

3.  Landscape -George Frommell and Landscape Committee

Marcia reviewed the Entrance Plan Vote online results:

|  |  |
| --- | --- |
| # of YES 1 | 61 |
| # of YES 2 | 4 |
| # of NO | 7 |
| TOTAL VOTES = | 72 |
| % of 128 Responded = | 56% |
| % of Responses YES 1 | 85% |
| % of Responses YES 2 | 6% |
| % of Responses NO | 10% |

The approved entrance design was bid out to two contractors.  David J. Frank Landscaping was awarded the project by guaranteeing the same landscape maintenance rate for three years as well as extending the plant guarantee to three years.

Timetable:    
Project will be presented to the Mequon Planning Commission in the Feb/Mar 2011 timeframe.  
WE Energies handles wiring issues  
Spring thaw - masonry can start  
Completion is weather dependant but should take about 6 weeks.

E.  Other Business

Elizabeth Casey presented a request for a change to the declarations allowing a composite-shingled roof instead of a natural roof as technology has changed.  Some Riverlake and Park Place homes have used this type of shingle.  After discussion, the Board will take this issue to the Architectural Committee for review and recommendation to the Board.

Linda Reyer made a request to hold the Annual Meeting earlier in the year as December is a busy time.  This will be reviewed by the Board.

F.  Motion to Adjourn

    Dan Miske motioned to adjourn the meeting.  Seconded by Don Hidde.  Meeting adjourned at 8:20 pm.