2018 ANNUAL MEETING ADDENDUM
January 8, 2019

The purpose of this Addendum is to address questions asked during the November 18, 2018 Annual Meeting. Clauses in the Bylaws are noted for reference.

How is the slate of Board members determined?
There is no provision in the Bylaws as to how a slate is determined for Board elections. For the past 20+ years, the President has stated at the Annual Meeting that if anyone wishes to serve on the Board or on a committee to simply contact a current Board member. Questions arose at the Annual Meeting if this should be more formalized. This question was also raised at the last Board meeting. The Board will consider this going forward.

When is the Annual Meeting to be held? Can mid-year elections be held? (Sec 7b)
“The annual meeting of the Association shall be held between September 1 and December 15 each year for the purpose of electing members of the Board and transacting other business authorized to be transacted by the Association.” There is no provision for holding mid-year elections. Board members are elected on an annual basis.

Can additional meetings of the Association be held during the year? (Sec 7c)
“Special meetings of the Association shall be held whenever called by the President or two officers; however, such meetings must be called upon receipt by the President of a written request signed by Owners with one-fourth or more of all votes entitled to be cast.”

How many Board members are permitted? (Sec 9a)
Three Officers (President, Secretary and Treasurer) are the minimum requirement for the Board. Up to four additional Vice-Presidents may also serve on the Board. We currently have the three officers and three Vice-Presidents.

What are the responsibilities of the Officers and other Board members? (Sec 9, as well as other parts of the Bylaws)
The Bylaws define the duties of the three Officers (President, Secretary and Treasurer) in Section 9 with other duties indicated throughout the document. Duties of the Vice-Presidents are to serve on the Board and “shall have other powers, duties and restrictions as may be prescribed from time to time by resolution of the Board.” We currently have three Vice-Presidents with additional duties assigned as follows: Jim Meyer (Treasurer Advisor), Jerry Gildner (Landscape Committee Liaison), Dave Schroeder (Architectural Committee Liaison).

How are vacancies in the Board filled? (Sec 9d)
“Vacancies in any officer position on the Board shall be filled by a majority vote of the Directors then in office. Each person shall serve until a successor is elected at the next annual meeting of the Association.”

What is required to change the governing documents?
Beyond the Articles of Incorporation, there are three sets of governing documents: The Bylaws (7/10/2006), the Declaration of Restrictions (7/10/2006) and the Rules and Regulations (7/10/2006, amended 1/13/2014). All current versions of these documents are posted on the web site at [www.gazebohill.org](http://www.gazebohill.org) under the Board tab at the top of the page. The original documents were established in 1989 and were restated and updated in July 2006.

Changes to the Bylaws require a 51% majority homeowner vote.

Changes to the Declarations of Restrictions require a 66% majority homeowner vote.

The Board may change the Rules and Regulations without a homeowner vote.

Note, any change to these legal documents includes approximately $1000-$3000 in legal fees.

What is the current status of future road repairs/upgrades in our subdivision?
According to one of the Assistant City Engineer's for the City of Mequon, all the streets in the City of Mequon are reviewed annually (although the Department of Transportation only requires that they be reviewed every two years) as this helps their planning and budgeting.  Unfortunately, our roadways are listed at a 6/7 out of 10 on a scale where 1/2 is poor and 9/10 is good condition.  Since our ranking is, in her view, high we would not be placed on the repair cycle for another five years unless there was some intervening situation like utility or culvert work which would impact the existing road.