

Mequon Park Place Homeowners Association Annual Homeowners Meeting (virtual)  
Tuesday, June 8, 2021

The meeting was called to order at 7:05 PM by President Trevor Will. All board members were present; Treasurer Chuck Barney, Secretary Theresa Bazan, Vice President Water Bruce Sipiora, and Vice President /Pond Representative Lois Mankus. A quorum of homeowners was not present. A new format was implemented during this meeting. Board members presented five minute summary reports. Following the reports, homeowners' concerns and questions were discussed.

1. President Report-Trevor Will reporting. Trevor welcomed everyone, introduced the board, and explained the new format. Three topics were presented.
  - a. Bylaws and declarations require that all plans for exterior improvements including additions, color, and landscaping be reviewed by the architectural board prior to projects being started. Please submit plans to Trevor Will or Theresa Bazan for the architectural board to approve.
  - b. PPHOA dues are \$600, and compare favorably to other subdivisions in our immediate area, which ranged from \$475 plus city water to \$1375. Park Place dues, which include unlimited water, are the best value among the other subdivisions in the area.
  - c. We need volunteers to serve on the Park Place board and committees. Please consider joining this year!
  
2. Treasurer Report- Chuck Barney reporting - Financial statements were emailed to all homeowners this week. If you have questions, please email Chuck at [chlybarney@msn.com](mailto:chlybarney@msn.com). Chuck explained our expenses and possible upcoming initiatives.
  - a. Expenses/Asset-Our water system is our biggest asset and biggest expense. Expenses include testing and maintenance of our well and pumphouse, hydrant maintenance, DNR testing, and digital monitoring of tank levels with cell phone alerts. We have built a cash reserve for possible well emergencies. Pond owners are charged for electricity used for the pond aerators.
  - b. Other major expenses are landscaping and maintenance of common areas and electricity. See reports for other expenses.
  - c. Possible initiatives this year include a change in insurance for the water system and online banking alternatives to earn a higher return on our savings.
  
3. Vice President/Water-Well Bruce Sipiora reporting. Please see Bruce's water report which was emailed to all homeowners this week. If you have any questions, please email Bruce at [bsipiora1@wi.rr.com](mailto:bsipiora1@wi.rr.com).

- a. Our Water quality remains excellent, as detailed in the CCR results which were emailed to all homeowners. Each year there is a new protocol from DNR for testing, which Bruce has detailed in the Park Place Water System Report.
  - b. Water usage - Our pumpage for 2020 is 10% higher than normal likely due to COVID and staying at home. High pumpage level for 2017 was an indication of a homeowner's leaking lateral. Water demand is normal.
  - c. Maintenance for this year- Tank cleaning/Inspection at the end of June or beginning of July will cost \$5000. Water will remain delivered during the cleaning. We will have an installation of a digital control/ monitor for the tank, which will have a pressure transmitter on demand to report tank levels.
  - d. Lead and Copper Testing- The DNR is aggressive in monitoring OTM water systems (other than municipal.) There is a reasonable possibility that the Board will be sending out a survey to all homeowners next year regarding their configured kitchen sink water supply and its treatment status: specifically pertaining to the lead and copper testing protocol (per DNR). This survey, if it materializes, is likely to be included with the 2022 dues statement, but there will be an informational update issued prior to the survey.
4. Secretary Report- Theresa Bazan Reporting-PPHOA Picnic will be at Virmond Park, on September 12.
5. Vice President/Pond Lois Mankus reporting- The pond is private property and there is no fishing, no boating, etc. allowed. The pond homeowners' lots extend under the water.

#### Homeowners' Concerns/Inquiries

1. Inquiry regarding stair completion at Virmond Park. Discussion followed about the current fundraiser for the lake access stairs. Discussion regarding the association making a donation to the fundraiser. The board will consider making a donation. Questions regarding Virmond Park should be sent to the county supervisor, Natalia Menkul Dumat-District 26.
2. The President of Fairy Chasm Homeowners Association sent out emails to all area homeowners associations reminding them that beach access in Fairy Chasm is the private property of the subdivision. Cameras have been installed at the paths and trespassers will be prosecuted.
3. Inquiry regarding whether all homeowners have paid their dues. As of June 8th, 71 of 79 homeowners have paid their dues according to treasurer Chuck Barney. Discussion followed about how to encourage late homeowners to pay.
4. Inquiry regarding surveying the homeowners about the possibility of switching to city water. Discussion followed. A survey was done several years ago and homeowners' sentiment was to stay with our system. A new Park Place homeowner who moved from Brookfield indicated that Park Place water's quality, amount, pressure and cost are outstanding. There was an inquiry regarding the well's aging infrastructure. PPHOA has ample reserves to replace equipment without assessments. The board will discuss the possibility of a survey and report back to homeowners.

5. Inquiry regarding sheds. Discussion followed. Any proposal for a shed must be submitted, which should include dimensions and screening plans. A current homeowner's shed was discussed. More screening is needed. A request will be emailed to the homeowner.
6. Inquiry regarding replacement of gazebo. Preliminary cost estimate including tear down and new footings is \$50,000. The project is still active and subject to additional review and approval by the board.
7. Inquiries regarding fire pits. PPHOA does not regulate small fire pits in backyards. The Homeowners Association requires approval for brick edifices off patios for burning yard waste. Proposals should be submitted to the PPHOA Architectural Board. The city of Mequon regulates large fire pits for burning yard waste. A permit is required for burning yard waste. Homeowners are encouraged to talk with their neighbors regarding any proposed fire pits.
8. Installation of pergolas requires approval by the architectural board.
9. Discussion regarding a homeowner's large farm-like garden. The garden has not been approved. The board is currently communicating with the homeowner.
10. Discussion about volunteering for board positions. Volunteers are needed for board and committee positions. If more volunteers are not forthcoming, PPHOA may need to retain a property management company, leading to a possible dues increase. Please consider volunteering.

The meeting was adjourned by Trevor Will at 8:14 PM.

Respectfully submitted,  
Theresa Bazan, Secretary Park Place Homeowners Association