

**Park Place Homeowners Association**

**Annual Meeting**

**June 11, 2019**

**Northshore Country Club**

**Agenda**

**At 7:08 PM, the meeting was called to order by Trevor Will, President. All board members were present. Fifteen homeowners attended.**

**1. Treasurer's Report**

**\*Chuck Barney, Treasurer, reporting. See attached financial reports. The changes in expenses from last year were discussed. Some general points follow.**

**\*Our expenses have fluctuated due to water /well testing requirements year to year and our landscaping maintenance at the entryways.**

**\* Our dues remained the same as last year.**

**\*Trevor gave an explanation regarding the need for a reserve for the benefit of our new homeowners.**

**\*Upcoming costs were discussed, including possible hydrant replacement and well house #2 (gazebo) replacements.**

**\*There has been a challenge in collecting dues each year.**

**2. Water/Well update**

- Bruce Sipiora reporting on 2018 testing. See attached Water/Well reports. Discussion followed. Some points follow. For detailed information read the reports. If there are questions, please contact Bruce.**

**\* OTM regulatory compliance is based on certain periods; one year, 3 year, 6 year and 9 year periods. There is different testing according to each period.**

**\* 2018 was our nine year testing period, which is the most extensive and expensive, approximately costing 4 thousand.**

**\*We test 5 households in Park Place. 2 highest test scores are sent to DNR.**

**\* 2019 testing is monthly for bacteria, lead and copper and nitrates. Our cost will be lower than last year.**

**\* Well repairs/maintenance. Our pump maintenance company is CTW, and they test and inspect our well monthly and do any maintenance required. This year they replaced a check valve, which cost 1200\$. In January this year, our compressor airline froze and needed repair. Please read the report for additional repairs/maintenance.**

**\*Upcoming maintenance. When we clean tank our tank in 2021 we will need to install an ultrasonic sensor, which will cost about 3,000\$. We also need to update our modem for the pump-houses. Our hydrants are flushed and our mains are exercised every year, usually in the late summer, costing about 1500\$. Seven of our hydrants are slow to drain and need repair, which will cost about 3-5,000\$.**

**\*Discussion followed regarding switching to city water. Our water quality is better and it would be much more expensive. As long as we have good water and someone to maintain the system we will stay with our system.**

**\*If we switch to city water, Mequon would require us to hook up our mains costing about 10-15,000\$, and cap our wells at**

about 50,000\$ to cap, which is why we need our reserve.

\*Question about the lateral pipe, which connects to the mains. Homeowners are responsible for lateral repairs.

\* Question regarding how many years is left on the water table. It has remained consistent and hasn't changed.

### **3. Entryway update**

\*New evergreens will be planted at Chicory entrance. Tree trimming will occur at Chicory and Zedler.

### **4. Park Place Picnic-7/21 at Virmond**

5. Directory-ready next week-UPDATE: directories were not available until July 15.

6. Mailboxes-Many mailboxes in our neighborhood are in a state of disrepair. Homeowners should replace these with compliant new boxes.

## **Homeowners Concerns:**

Several homeowners had questions regarding rental properties in our neighborhood. There have been some problems relating to a renter in Phase II. President Trevor Will attended a web seminar this spring on regulating the rental of homes in subdivisions with declarations and by-laws. He explained that unless the declarations give specific authority to the board to regulate rentals, the board does not have the ability to prohibit or restrict rentals. Our current declarations do not grant the board authority over rentals, so we would have to amend the declarations. Our declarations require 2/3 of the homeowners, including the mortgage holders, to approve any amendments. We have heard from other subdivisions with similar provisions that some lenders refuse to agree to any amendments,

regardless of the merits. There are other issues involved in trying to regulate rentals including the anti-discrimination laws, the fair housing act and liability concerns. Before we attempt to amend the declarations to allow the board to regulate rentals, we would need to be sure there was enough backing from our homeowners.

At this point the board is not able to directly regulate rentals. We can require owners who rent to tell their renters that they must follow by-laws and hold the owner responsible for making sure they do.

\*Questions about the number of Cars at home on Aster-Theresa will send an email about that to the city and check into city ordinance.  
UPDATE: The homeowner involved has bought a building in which to store his cars. They should no longer be stored on the driveway.

Question on using one Garbage company for the subdivision-never worked because residents want to keep their current company/pick-up day.

Question on speeding on Waterleaf-Theresa will contact alderman.  
UPDATE: Theresa contacted the police chief. He had some extra patrols and did some speed checking.

There was a reminder for homeowners to return the city survey or fill it out online. Deadline is Friday, June 14.

The meeting was adjourned by Trevor Will at 8:17pm

Respectfully submitted,

**Theresa Bazan, secretary, Park Place Homeowners Association.**