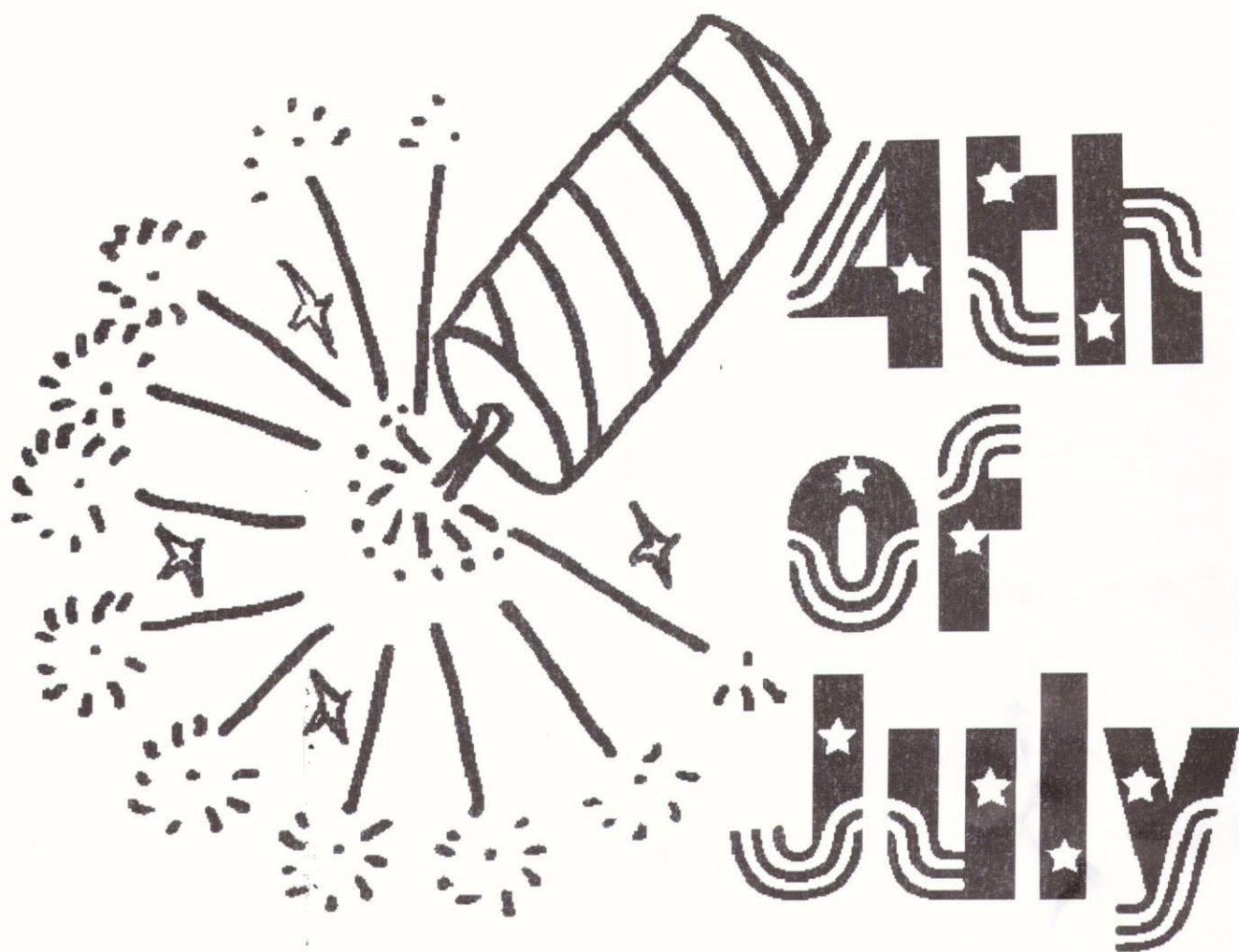


Hidden Meadows Condominium Association

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July 2018 Edition



Hidden Meadows Condominium Association Monthly Board Meeting - Tuesday June 26th, 2018

President Wayne Atkeson called the yearly general meeting to order at 6:00 p.m. on Tuesday June 26th, 2018 at the Welcome Center with the following members present; President Wayne Atkeson, Vice President Heidi Yohn, Treasurer Julie Burki, and Member at Large Larry Riesen. There were 68 unit owners in attendance, as well.

The June meeting minutes were read by Member at Large, Larry Riesen and approved.

The May Treasurers Report was read by Treasurer, Julie Burki and approved.

Nominations for board seats were taken; President: Wayne Atkeson and Maury Barka, Vice President: Heidi Yohn and Jean Clark, Treasurer: Julie Burki, Secretary: Roxanne Blake, and Member at Large: George Heim, Chad Laehr, and Delores Cantrell.

Previous Old & Ongoing Business:

Cameras in the compound was mentioned that they are up and running. Garbage area was discussed. Information for what to put in the dumpster and recycling bins was requested for the newsletter, as a reminder for owners and separating the dumpsters a bit more for trash versus recycling.

Work that has been done on Well 4 was disclosed to all unit owners present. It has received several new parts and the tank has been flushed. When it is turned back on we may have some dirty water from the lines underground. We will be paying for the services done on the well with the money in the 'Road Repair Fund'. There was discussion on what this money is to be used for; the board suggested we use this money for all maintenance repairs (as long as we have the money) instead of doing an assessment for each property.

Road work has been put off until fall. We are getting more quotes from different companies.

Water run-off on Canary Circle update was given, when we receive more information on when it will be fixed, we will update the owners. The board was made aware of water run off on Bluebird, as well. Several ideas were taken for what to do with the kid's playground, any work or new equipment is tabled for now.

A transition from having a full time maintenance position for the park to contracting out our work that needs to be done was announced. If anyone has any services they can offer, please contact a board member, we are in need of people to help out with small duties around the park.

The financials for the units that were acquired from foreclosure were discussed.

New Business:

A Lebanon Town Representative spoke to answer any questions from unit owners about Sanitation.

The Board brought the idea to the unit owners about getting internet for \$10/unit/month. It was motioned that we get the internet with the cost included in the monthly dues. A second was given and was voted on by members present.

Mention of the website and dates for the pond cleanout and family fishery was given.

Election of the new Board Members; President Wayne Atkeson, Vice President, Heidi Yohn, Treasurer, Julie Burki, Secretary, Roxanne Blake, and Member at Large, Chad Laehr.

The meeting was adjourned at 9:05 p.m.

Respectfully submitted by: Heidi Yohn, Vice President

The next Monthly Board Meeting will be Monday July 9th, at 6:00 p.m.

Hidden Meadows Condominium Association Monthly Board Meeting – Monday July 9th, 2018

President Wayne Atkeson called the July Board meeting to order at 6:00 p.m. on Monday July 9th, 2018 at the Welcome Center with the following members present; President Wayne Atkeson, Vice President Heidi Yohn, and Secretary Roxanne Blake.

The June meeting minutes were read by Vice President, Heidi Yohn, approved by President Wayne Atkeson, and a second from Secretary, Roxanne Blake.

The June treasurers report was not available at the meeting.

Previous Old and Ongoing Business:

It was voted on and approved by all Board members present that the money from the closing on the foreclosed units be moved to our maintenance fund account. It will be moved in the month of July and will post on the July financials.

The board discussed the one unit in foreclosure and voted to send another unit to foreclosure. We have had several current owners show interest in units in the park, we cannot disclose which units are in foreclosure but if you would like to be on a list for if/when we acquire them, please contact Heidi.

Work on Well 4 has been completed. We are researching other options to flush lines underground. Date and time of when we will be shutting water off to flush will be on the sign in the front of the Park; we estimate that it should take less than an hour. Currently we are still using Well 2 and 3. Ongoing maintenance is being taken care of by Board Members.

Maintenance in the park for the foreseeable future will be contracted out. If you have any services you can offer, please contact the office. Right now we are in need of an electrician.

The contract for Spectrum internet has been signed (right after our General Meeting). Our contact for Spectrum said it will take up to 45 days to get the account up and running. We were told all units will be switched over automatically and you will receive a letter from Spectrum when it is happening. Also, unit owners that were concerned about keeping their bundle price do not need to worry. If you hold those services, you will still be considered as having a bundle.

New Business:

Pond Cleanout is set for July 21st, and the Family Fishery is set for July 28th.

Duties for new Board members was discussed.

The Board voted to pay off the remaining balance for the John Deere mower next month. It is around \$600.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted by: Heidi Yohn, Vice President

The next Monthly Board Meeting will be Monday August 14th, at 6:00 p.m.

Hidden Meadows Condo Association

Treasurer's Report

June 2018

Checking Account

Balance at End of Previous Month		\$2,188.79
Income Park Fees/Late Fees/Invoices	\$38,332.31	
Income - Administration Fees		
Income - Hall Donations		
Service Charge on Checking	(\$24.75)	
Total Income for Month		\$38,307.56
Transfer to Statement Savings - Road Repair Fund		(\$2,000.00)
Less Operating Expenses		(\$13,786.98)
Balance at End of This Month		\$24,709.37

Operating Expenses for Month

Park Maintenance/Supplies

Office	\$54.20	<i>pest control, cert letter</i>
Hall	\$47.50	<i>pest control</i>
Park	\$125.00	<i>Dept of Natural Resources</i>
Shop	\$40.04	<i>Bit set, Letters</i>
Vehicle	\$55.41	<i>Fuel</i>
Vehicle	\$191.68	<i>Mower Payment</i>
Trash Pick-up	\$1,249.43	

Well Maintenance	\$0.00
USA Blue Book	\$0.00
Water Use Fees	\$0.00
Municipal Well & Pump - supplementary testing	\$0.00

Payroll Taxes

Federal Withholding and FICA/Medicare - monthly	\$491.08	
Wisconsin Dept. of Revenue - quarterly	\$0.00	
Wisconsin State Unemployment - quarterly	\$0.00	
Federal Unemployment - annual	\$0.00	
Wages - Bookkeeping	\$600.97	
Wages - Maintenance/Park/Wells	\$2,030.63	
Professional/Legal Fees	\$3,383.10	<i>Double payment</i>
Office Supplies	\$206.74	<i>Ink, paper</i>
PEKIN Insurance	\$0.00	

Utilities

Charter Communications - phone - office- park cable	\$4,606.95
WE Energies	\$704.25
Total Expenses	\$13,786.98

Money Market

Balance at Bank of Lake Mills	\$57,937.61
Interest on Money Market	\$11.91
Balance at End of Month	\$57,949.52

Statement Savings Account - Park Repair Account

Balance at Ixonia Bank	\$30,478.77
Transfer from Regular Checking	\$2,000.00
Interest on Statement Savings	\$1.24
Balance at End of Month	\$32,480.01

Hidden Meadows Condominium Association
Transactions by Account
As of June 30, 2018

Type	Date	Name	Memo	Amount
Paycheck	06/01/2018	Burki, Lawrence A.		-980.70
Deposit	06/01/2018		Deposit	1,460.00
Deposit	06/01/2018		Deposit	475.00
Bill Pmt -Check	06/02/2018	WE Energies	Group Bill 0000-350-336	-688.02
Deposit	06/05/2018		Deposit	4,800.00
Check	06/05/2018	John Deere Financial	27th & 28th Payment Acct 5100013500355	-191.68
Bill Pmt -Check	06/06/2018	Husch Blackwell		-1,515.65
Paycheck	06/06/2018	Payroll		-300.48
Deposit	06/07/2018		Deposit	1,360.00
Check	06/09/2018	Masterguard Pest control	Pest control	-95.00
Deposit	06/12/2018		Deposit	2,195.00
Liability Check	06/12/2018	United States Treasury	39-1345032	-491.08
Check	06/12/2018	Kwik Trip	Fuel Truck & Equipment	-55.41
Paycheck	06/13/2018	Payroll		-980.70
Bill Pmt -Check	06/13/2018	Payroll		-69.23
Deposit	06/13/2018		Deposit	570.00
Deposit	06/14/2018		Deposit	12,875.20
Check	06/15/2018	Advanced Disposal		-1,249.43
Deposit	06/16/2018		Deposit	4,115.00
Check	06/16/2018	Walmart	Copy Paper	-15.79
Transfer	06/19/2018		Funds Transfer	-2,000.00
Check	06/19/2018	Ink Technologies		-52.95
Paycheck	06/20/2018	Payroll		-300.49
Deposit	06/20/2018		Deposit	8,132.28
Deposit	06/20/2018		Deposit	1,000.00
Check	06/21/2018	WE Energies	18 Meadowlark Ln	-16.23
Check	06/21/2018	Department of Natural Resources	Invoice WU75650	-125.00
Bill Pmt -Check	06/21/2018	Husch Blackwell		-1,867.45
Bill Pmt -Check	06/21/2018	Postage		-6.70
Bill Pmt -Check	06/21/2018	Watertown Ace Hardware	VOID:	0.00
Bill Pmt -Check	06/21/2018	Watertown Ace Hardware		-40.04
Check	06/21/2018	Ink Technologies		-138.00
Deposit	06/23/2018		Deposit	1,120.00
Check	06/25/2018	Charter Communications	Acct. 8245 11 795 0025023	-4,606.95
Deposit	06/29/2018		Deposit	134.83
Deposit	06/29/2018		Deposit	95.00
Check	06/30/2018		Service Charge	-24.75

Lebanon Sanitary District #2

Treasurer's Report
JUNE 2018

Checking Account

Balance at End of Previous Month		\$309.47
Income Sewer Fees	\$12,885.00	
Administrative Fees		
Interest on Checking	\$0.14	
Total Income for Month		\$12,885.14
Transfer to Money Market		(\$4,000.00)
Less Operating Expenses		(\$8,380.36)
Balance at End of This Month		\$814.25

Operating Expenses for Month

Commissioners' Time Reimbursement	\$1,440.00
Horton Group-Annual Insurance Local Government	
Office Supplies - Intuit monthly payroll fee Postage, Etc	\$249.04
Payroll Taxes	
U S Treasury (Fed. Withholding and FICA/Medicare) - monthly	\$434.32
Wisconsin Dept. of Revenue - filed quarterly License	\$250.00
Sewer Plant Maintenance	
Environmental Blue Book	\$830.26
Eurofins SF Analytical Labs	\$479.00
Miscellaneous Farm & Fleet	\$94.04
Sabel Mechanical - sewer Plant AECOM	\$839.21
Utilities	
Charter Communications - Phone & Internet	\$174.91
Wisconsin Electric - actual balances paid	\$1,089.08
Wages 3 payroll month	\$2,443.06
Mileage Reimbursement	\$57.44

Total Expenses \$8,380.36

Money Market Account

Balance at End of Previous Month	\$83,105.67
Transfer from Checking	\$4,000.00
Interest on Money Market	\$13.23
Balance at End of This Month	\$87,118.90

Notes on Money Market Account - progress on money set aside for state loan payment March 2019
(this amount is in the Money Market account balance) **

Designated for Replacement Fund \$40,000.00 **	
Amount designated from last month for state loan payment	\$24,000.00
Transfer from Checking Account	\$4,000.00
	\$28,000.00



- 1) To all Owners that have renters; we need the information of your renters (name, phone number, how many people in the household and any pets) in case there is an emergency. We have packets ready to fill out and if you already received one, please return it.
- 2) There are no compound spots available, if you have one that you are not using, please contact Heidi, we have a list of owners that would like one.
- 3) The compound spots that no one has claimed have notices on their vehicles/boats/trailers. If they are not claimed or moved by August 15th, 2018; the Association will have them removed.
- 4) Please make sure your pets are on leashes at all times when outside. It is your responsibility to clean up after them, we are seeing an increase of pet feces on common grounds.
- 5) We are getting an increase in complaints about children playing in the road and leaving their toys in the road. It is your responsibility to watch your children and make sure their items are cleaned up.
- 6) Our new website address is hiddenmeadows.life Please check it out! Any upcoming news and newsletters will be posted on there too for easy viewing. There is a way to contact the board on the website. Please feel free to do so.



Pond Clean-up; July 21st, 2018 at 10 a.m. We ask you bring what you have for rakes and shovels. If anyone has a riding lawn mower with a wagon behind we could use that for clean-up.

Family Fishery; July 28th, 2018 10 a.m. We would like families attending to bring a dish to pass. We will have a pot-luck style lunch. The Board will be getting the main dish. Bring your own Beverages. The fishery is for the children there will be prizes again for; the most fish caught, the biggest fish, and the smallest fish.

Please try to attend! We had a great time last year and it's a great way to get to know your neighbors!

Please RSVP to Heidi (608) 698-0195 or email hidden.meadows12@live.

(You may also contact me on the website) 😊



Association Happenings:

- 1) The contract with Spectrum has been signed and awaiting approval from the folks at Spectrum. You will receive notice via US Mail, from Spectrum, when the Association has taken over your account. We were told it will be around August. Your bills should automatically change over and since Spectrum charges one month in advance, you will receive a credit on the next bill. We will update if we know more before August.
- 2) Please, please, please watch your children. We have been getting an increase in complaints about children's toys in the road. Keep the roads clear for cars. It is your responsibility to watch your children, not other adults in the park. We understand children will be children but they need to be watched.
- 3) Foreclosed Properties; We have two more properties that are in foreclosure. And another property sent to the attorney for collections.
- 4) Wells: We are running still on Well 2 & 3. Well 4 has all its new parts and just needs to be flushed at the flush point. We will post it on the sign when the water will be turned off (if need be).
- 5) A Sunshine Fund has been started. This is for us to keep track of all donation monies that the Association has. It has been split up between Donations from the hall and the Sunshine fund is money raised else wise. The money will be in our checking account until we know what we will do with it.

Thank
You!

- 6) Thank you to all who showed up to the General Meeting. It was 'standing room only'! We have gotten suggestions for more General Meetings and are tentatively planning one for October (date tbd). Any unit owner is welcome to the Board meetings to address the board. Please let us know in advance (because sometimes the dates and times change and we'd like to let you know!)