

MINUTES OF THE FIRST ANNUAL MEETING OF THE
TREE TOPS HOMEOWNERS ASSOCIATION

February 25, 2003

The first annual meeting of the Tree Tops Homeowners Association was held on February 25, 2003 at the Germantown Library. The meeting was called to order at 6:30 P.M. by Chuck Schiereck of Siepmann Realty Corp.

Those members in attendance introduced themselves, indicated which lot they owned in Tree Tops, and if not already living in Tree Tops, when they expected to begin building.

John Siepmann gave the developer's report. He said that as of now there are about 12 lots still available in the first 3 phases of Tree Tops, and that construction of the fourth (final) phase will begin this spring. That phase will add another 55 lots. John also said that the final lift of asphalt may be installed in the first two phases of Tree Tops later this year or next.

Chuck reminded everyone that they are required to install a specific post lamp and mailbox and that there are specified locations for those. The post office dictates the mailbox locations and that location can be obtained from Siepmann Realty (262 650-9700) or Cedar Knoll Manufacturing (the mailbox supplier 262-968-5194). The location for the post lamp is at the front lot line (that's about 16' behind the curb) and 8' from the house-side of the driveway. Also, the price of the post lamps and mailboxes included delivery to the buyer. No one should be required to pick them up, and it is not recommended that the suppliers be asked to store these items until they are needed. The post lamp, which is controlled by a photo cell, is to be on an unswitched circuit.

Chuck also reminded everyone that major landscape features such as swimming pools, decks, fences and retaining walls require approval from Siepmann Realty prior to construction. Swimming pools must be in-ground. Fences must be of a decorative style, and Chainlink and privacy fences are not allowed. Retaining walls must be built of natural materials such as stone or wood timbers. Certain man-made retaining wall materials may be allowed but only if specifically approved by Siepmann Realty.

The common area maintenance program was described. It includes regular mowing of the manicured lawn areas at the entrance and in the islands, mowing of the walking trails, mulching, edging, pruning and weeding of beds, fertilizing, spring and fall clean up of the common areas. There was some damage from last year's Parade of Homes that will be repaired this spring by Siepmann Realty.

Maintenance of the Tree Tops ponds was also discussed. Three of the ponds have aeration that will be functioning this year. Because the ponds are new and not fully established no full maintenance program is proposed for this year. John asked that everyone in Tree Tops use non-phosphorus lawn fertilizer on their yards. The Tree Tops

ponds are part of the drainage system for the subdivision and whatever goes on yards will eventually find its way to the ponds. Phosphorus is bad for water quality.

The proposed 2003 budget was presented and discussed. The major expense item is the common area maintenance program. Bids were obtained from two companies and they were almost identical. Other items included in the budget are property and liability insurance for the association, electricity for lighting the entries and powering the aerators, repairs to the common areas, and an annual picnic. A contingency fund is also included in the event that common area plantings need watering, pond treatments or other unexpected expenses. After discussion a motion was made, seconded and unanimously adopted to approve the proposed budget. Based upon the approved budget the 2003 association dues are \$250.00 per lot. Dues will be billed in March.

Nominations were requested for positions on the Association Committee that governs the Association. Nominated were Jean Hiller for a 3 year term, Sheryl Daschka for a 2 year term and Scott Stevlingson for a 1 year term. The nominees were unanimously elected for the stated terms by those members in attendance.

Volunteers were also sought for other association activities. Roy Peterson volunteered to help out with organizing the picnic. Karen Siepmann will work with him on planning the picnic, but other volunteers are appreciated. If any one is interested in helping, please call Karen at 262-650-9700. Jean Hiller volunteered to create a Tree Tops newsletter.

Several items were brought up under New Business. Siepmann Realty is not proposing another Parade of Homes in Tree Tops, so it is unlikely that there will be another one. Erosion control measures on each lot should be kept in place at least until a lawn has been established. The Tree Tops Declaration of Restrictions includes a fine of up to \$10.00 per day for non-operating post lamps. Maintenance of the Tree Tops storm water management facilities, ie. the ponds, drainage swales, etc. is the responsibility of the Association. The Village of Germantown, not the developer, determines what traffic controls are necessary in the neighborhood.

There being no further business the meeting was adjourned at 7:30 P.M.

Respectfully submitted.

Charles B. Schiereck