DHCA

Annual Association Meeting

Menomonee Falls Community Center

Monday, May 11, 2026

Present: Bea Pamperin, Mary Blair, Douglas Smith, Karen Jick (interim secretary), committee chairpersons, DHCA members

Meeting called or order at 6:30pm

1. Bd President Bea Pamperin encouraged members to introduce themselves to others; absence of Board Member Tom Jacobi was explained.
2. Agenda was approved; meeting format described
3. Members were instructed to view the association website to view the approved minutes of the 2025 annual meeting
4. Officer Reports:
    a. President Bea Pamperin
        i. Addressed state of the DHCA: storm damage from flooding that affected 14 units, payment of $178,000.00 of which $20,000.00 was the deductible paid by the association. One claim is still in process.
        ii. Special assessment: removal & replacement of trees; there is an $11,000.00 carryover of those funds.
        iii. Budget/Dues Adjustment
            1. Details of budget presented and explained.
            2. General discussion of the need to replenish that $20,000.00, as well as the reasons for increases of other costs: drainage issues, snow plowing contract, lawn care needs, treatments for trees, legal fees related to changes to bylaws, taxes on interest received for investments, increased insurance costs.
            3. Open discussion of the authority of the Board to make budgetary decisions per the bylaws. Members were strongly encouraged to respond to the email notices sent by the Board regarding budgeting concerns and plans.
            4. Discussed DHCA association responsibilities (per association Declarations) for sump pumps, along with homeowners shared responsibilities in maintaining the pumps.
            5. Members were directed to the DHCA website for a wealth of up-to-date information. Members Tim and Jane Thelander were thanked for volunteering to maintain the website.
            6. Many of the cost issues are the result of legacy issues that have been pushed from year to year that can no longer be delayed and need to be addressed
    b. Treasurer's Report
        i. Mary Blair presented a detailed description of the Balance Sheet.
            1. This is year five of the special assessment

2. All members are in compliance with quarterly dues.
3. Explains that individual owner reserve funds are not available for the association budget.

c. Vice President Report
   i. Doug Smith reminded members that he keeps them informed via emails
   ii. Provided overview of the ongoing activities regarding removal of trees.

d. Vice President Report
   i. Bea Pamperin presented an overview of plans for addressing snow removal, serious drainage and erosion issues, driveway sealing

e. Secretary Report
   i. Interim secretary Karen Jick encouraged all members to volunteer to whatever degree they are able.

f. Committee Reports
   i. Chris Rao explained that the Design Review Committee's reports are available tonight for all members.
      1. The committee has recruited two additional members. All were thanked.
      2. Reminded everyone to fill out applications (available on website) for any enhancements or changes they plan to undertake to properties.
   ii. Sandy Prader reported that the Landscape Committee has scheduled another Garden Walk, Fall decorating day, work-in-your-yard date.
      1. Applications for approval of planned changes or enhancements are also available at the website.
   iii. Georgette Williams of the Survey Committee explained the process the committee is using to gather information about suggestions and concerns from members. She encouraged all members to participate in this process.
   iv. Sue Schneider volunteered to coordinate the Third Friday gatherings and will post to the website the dates for the Third Friday gatherings. She highlighted the enjoyment of these events, the ease of hosting, and encouraged members to volunteer to host them.

g. Election of Officers
   i. Board President Bea Pamperin announced that the meeting had a quorum per ballot and proxy count.
   ii. Three positions were open: Bea Pamperin and Doug Smith were re-elected. Scott Mohr was also elected.
   iii. Dates of monthly future Board meeting are TBD by new Board.
   iv. Members were reminded that the meetings are open for members to attend and speak.

h. Open Forum
   i. Importance of volunteers was again highlighted.

Meeting adjourned: 8:30pm

Minutes prepared by : Karen Jick