**2003 Annual Meeting**

ANNUAL MEETING
December 9, 2003
7:30 p.m. @ Logemann Community Center

I.  Call to Order

The meeting was called to order at 7:35 pm by Mike Williams, President.  Board members in attendance were Mike Williams, Marcia Schwager and Jim Meyer.  Eight homeowners were in attendance.

II  Elections

The following slate of officers was elected for the 2004 calendar year.

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| **President** | **Mike Williams** |
| **Vice President** | **Dave Schroeder** |
| **Vice President** | **Marc Marotta** |
| **Treasurer** | **Jim Meyer** |
| **Secretary** | **Marcia Schwager** |

III.  Reports

1. Financials - Jim Meyer reviewed the 2003 budget vs. actual income and expenditures and the proposed budget for 2004.  The new 2004 budget calls for an increase in dues from $350 per year to $375 per year.  Additional funds were needed to cover on-going retention pond issues, by-law revision legal fees and additional care to the common areas.  The proposed 2004 budget was approved.  Anyone who would like a copy of the budget, contact Jim Meyer.

Statements for the Annual Dues will be mailed shortly and will include directory update forms.  It will also remind homeowners to check the web site for the minutes of this meeting.

2.  Landscape - No formal landscape committee has been formed.  The Board has prioritized its efforts at eliminating the wells and the Water Trust, handling retention pond issues and revision of the by-laws.  The first two items are completed for now.  The Board is currently working on the by-law revisions.    If however, any homeowner would like to step forward and begin examining plans for enhancing the entrances and common areas, please contact Mike Williams.

3.  Ponds - After all approvals had been obtained concerning the retention pond on Donges Bay, GHHA has received notification from the City of Mequon that an on-going five-year recertification program of all our retention ponds is being implemented.  Costs will range from $1000-$3800 per pond.  The Board will continue to budget for this program.

D.  Other Business

1.  Mailboxes and Lamp/Mailbox Posts- GHHA has contracted with a local company to manufacture mailboxes and paper boxes including installation for $150.00.  If you are in need, please contact Mike Williams.

2.  By-Laws/Declaration of Restrictions - An effort is underway to revise our current By-Laws and Declarations and Restrictions.  This is being done for the following reasons:

* the current by-laws are outdated noting the inclusion of the developer in many of the clauses,
* the by-laws do not allow for enforcement authority by the Board in dealing with infractions to the by-laws except in the case of delinquent dues,
* multiple versions of the by-laws are in existence,
* the common areas are still titled in the name of the developer and need to have the title transferred to the GHHA,
* the subdivision no longer has need of a Water Trust,
* easements into the common area are not well defined or understood.

Godfrey & Kahn have been hired to do the appropriate title searches and redrafting of the By-laws and Declarations of Restrictions.   The first draft will be completed in about 10 days after which a review committee will be asked to read the draft and make comments.  A second draft will then be created and posted on the web site for  subdivisional review and feedback.  Depending on the comments, the draft will either be put to vote or additional meetings will be held to discuss the revisions.

Voting will be done via the web site.  Homeowners will be notified via mail when the Bylaws and Declarations and Restrictions have been posted.  Each lot will be assigned a unique voting code.  After the homeowner has reviewed the online draft, they will be free to vote on the web site using their voting code.

Mike Williams asked for permission to register the GHHA as a non-profit limited liability corporation.  The motion was approved.

General discussion was held on some of the by-law and declaration revisions all of which will be up for review in the drafted documents.

3.  Fiscal Year - It was approved that the fiscal year will be changed to a calendar year starting in January of 2004.  It was Sept through August.

4.  Future projects may include cleaning up the woods and laying walking paths.

5.  It was requested the GH follow the dates and times established for the city of Mequon in observing trick-or-treat on Halloween.

E.  Adjournment - The meeting was adjourned at 8:35 pm.