**2009 Annual Meeting**

ANNUAL MEETING
December 15, 2009
6:00 pm Logemann Center

A.  Call to Order

The Annual Meeting was called to order at 6:03 pm, on Tuesday, December 15, 2009.  In attendance was President Mike Williams, Vice-President Dave Schroeder, Treasurer Jim Meyer and Secretary Marcia Schwager along with the following residents: Carol Nelson, Don and Annette Hidde, Bob and Kathy Schmidt, Steve and Linda Reyer, Julie Anderson, Muriel Pelant, Menachem Graupe, Joe Fenzel, Bob Gould, Jay and Bridget Sandlow, Kevin Dunne, Mike and Lynn Schulte, Mark Hermanoff, Bill and Mary Ann Werner, Judy Van Handel, Joe Fall and Jerry and Mona Gildner.

Mike explained that the Annual Meeting, per the bylaws, is required to be held between between the first of September and December 15 of each year.  The Board has typically chosen to have the meeting during the first two weeks of December as the fiscal year is the calendar year and, therefore, the budget can be more precisely determined for the following year.  If homeowners would like to have it earlier, please the let Board know.

Mike also encouraged people to visit the web site at [www.gazebohill.org](http://www.gazebohill.org) when questions arise.  The governing documents are posted and can be reviewed at anytime.  Mike also encouraged people to email the Board at board@gazebohill.org with questions and concerns.

B. Minutes from Previous Meeting

Meeting minutes from the December 2, 2008 meeting were approved.

C. Election of Officers

                                                 President                   Mike Williams

Vice-President          Dave Schroeder

Vice-President          Marc Marotta

Treasurer                   Jim Meyer

Secretary                   Marcia Schwager

A motion was made, seconded, and passed to elect the slate of officers presented by the President.

C. Reports

    1. Financial - Jim Meyer

The 2009 financials were discussed.  Jim thanked Linda Reyer for her efforts last year in obtaining landscape bids.  Due to this effort, the 2009 cost of landscaping dropped approximately $5,500 as Zeisemer's reduced their prices.  This will result in a total cash reserve of approximately $10,000 by the end of 2009.

The 2010 proposed budget was presented.  Dues will remain at $450 per year for 2010.  The 2010 budget for landscaping has been reduced from $50,000 in 2009 to a projected $33,000 in 2010.  This is due to the expected reduction in landscape expenses per the aggressive bidding by new landscapers spearheaded by George Frommell.  George was thanked for his efforts.  The discussion of the new Landscape Committee was deferred to later in the meeting.

It was explained that the line items for income and expenses relative to the mailboxes/paper boxes was basically a pass through expense.  Mailboxes were purchased from Mequon Ace Hardware in advance and then sold to the homeowner for a slight profit.  If the City on Mequon snow plows damage your mailbox, you can contact the city, provide a receipt and they will reimburse you up to a certain amount.  Another homeowner stated that if your mailbox post is damaged, if you obtain the post, the city will install it for you.

Questions were asked as to why dues were increased in 2009.  Jim summarized the reasons as a combination of increased landscape expenses as well as the need to rebuild the cash reserve.  Questions were asked as to the proposed use of the excess funds.  Jim explained that the cash reserve is currently just that, cash reserves for unexpected expenses such as unexpected repairs to the gazebo.  A homeowner asked that since the excess funds were mainly the result of landscape savings, shouldn't these funds be slated for strictly future landscape use?  The Board feels that regardless of where and when savings and cash accrual occurs, excess funds, at this time, are considered general reserve funds.  At this time, there is no landscape plan beyond general maintenance in place to which funds can even be allocated.  As landscape plans develop, appropriate funds will be made available per the planned budget for that time period.  There are no current plans to set up a separate "landscape escrow account" that is untouchable.  The Board feels it need to remain flexible to unexpected expenses.  The example given was:  if the DNR states that we need to spend $10,000 to upgrade our drainage pond by a given date, we need to be able to accomplish this quickly and without an assessment to the homeowners.

Muriel Pelant asked who was responsible for paying for the mowing of the out lot next to the pond as she has been paying Zeismer personally to do this.  Mike agreed to look into this as he was unaware that this was being done.  If the land is part of the common grounds, it should be taken care of by the GHHA.

If anyone would like a copy of the GHHA Financial Statement, please contact the Board at board@gazebohill.org.

2.  Architectural Committee - Mike Williams

The Architectural Committee was reviewed.  The following residents have been re-appointed:

Jerry Gildner - Chairman
Larry Dubin
Kris Rozran

Any building that requires you to secure a Building Permit from the City of Mequon will need to be approved by the GHHA Architectural Committee.

Questions were asked as to whether the Architectural Committee needed to review new landscaping structures.  If there is no building permit required, then there is no oversight by the Architectural Committee.  The city usually asks for a review by the Architectural Committee when building permits are issued, but not always.  The Board reminded everyone that they are always free to talk to their own neighbors about their own specific concerns.

3.         Landscape - Marcia Schwager

At many Annual Meeting, requests have been made for volunteers to staff a Landscape Committee. The Board has not had any volunteers step forward in the past several years.  In the past, other pressing issues such as the water supply, DNR requirements for the drainage pond and the restatement of the governing documents has meant that landscaping has not been a high priority.

With the current economy, concerns about the cost of landscaping expenses, which is the major line item of the GHHA budget, has raised interest in landscape areas.  Linda Reyer was thanked for her efforts when she obtained bids to lower costs for 2009.  This year, George Frommell has done an excellent job in obtaining bids looking forward to 2010.  Based on the resurgence of interest in the area of landscaping, the Board is establishing a Landscape Committee.  Marcia reviewed the charter/purpose of this committee.  A handout was distributed during the meeting and will also be sent to the homeowners when the meeting notes are completed.  The goal of the Board is to appoint the committee members by December 31, 2009 after seeking volunteers and nominations.

Areas of focus for the Landscape Committee will be in three defined areas: Maintenance (to maintain the current landscape), Improvement (to improve the current landscape), Entrance Enhancement (to upgrade signage at entrances).

Upon establishment of the Landscape Committee, it will first be asked to review the landscape bids, interview the best candidates especially concerning service issues, and make a formal committee recommendation to the Board by January 31, 2010 as to the recommended Maintenance Plan and recommended landscape service to implement this plan.  Once this initial plan is in place, the Landscape Committee will be asked to develop a longer term Maintenance Plan.

The Board plans on surveying the homeowners in late winter or early spring via email as to their landscape priorities.   This survey will help determine what is more important to the homeowners: improvement of current landscaping (i.e. improve plantings along tree lines on Donges Bay and Range Line, etc.) OR enhancing entrances with signage and better landscaping.  The survey will also help determine the timeframe for these projects as well as whether additional assessments would be acceptable to accelerate completion of these projects.  This information will then help guide the Board as to the next step for the Landscape Committee.

Monies saved from aggressive landscape bidding will be saved in a general funds until approved landscape plans are in place.  At such a time, money will be allocated in the short and long term budgets for the projects.

Nominations for the Landscape Committee taken from the floor were:  George Frommell, Linda Reyer and Jerry Gildner.

D.  Other Business

Concerns were raised relative to an apparent business being run out of the Sachdeva home.  The GHHA Board has received numerous complaints relative to delivery truck traffic, what appears to be employee parking and unsightly boxes often visible from open garage doors.  The GHHA governing documents shadow the City of Mequon's zoning laws.  It is not illegal to run a business from your home.  There are, however, limitations on a "home occupation."  Information was distributed to the homeowners as to the Mequon ordinances concerning this issue.  The Board recommends any concerned parties take their issues directly to the City of Mequon who controls conditional use permits in residential areas.  A homeowner stated that concerned citizens must become a vocal presence to the city before the city will react.

E.  Motion to Adjourn

The meeting was adjourned at 7:20 pm.