GHHA HOMEOWNERS’ ASSOCIATION ANNUAL MEETING  
North Shore Country Club  
November 17, 2011

Attendees: Mike Williams (President), Dave Schroeder (VP), Jerry Gildner (VP), Jim Meyer (Treasurer), Marcia Schwager (Secretary), Elizabeth Casey, Steve & Linda Reyer, Mark Hermanoff, Lauren Odesky, Murial Pelant, Dave and Mavis Driefus, Nancy Szatkowski, Diane Rosenberg, Melissa Bleidorn Ludwig, George & Patty Frommell, Erik & Diane Anderson, Carol Zolot, Bridget Sandlow, Anne & Scott Burns, Lars & Meg Hickey, Stephanie Chedid, Lindy Liberman, Jason Reichhold, Don & Annette Hidde, Menachem Graupe

1. CALL TO ORDER

Mike Williams called the meeting to order at 7:04 pm.

1. APPROLVAL OF MINUTES

Motion by Mark Hermanoff to approve 2010 meeting minutes. Seconded by Nancy Szatkowski. Unanimously approved.

1. ELECTION OF OFFICERS

Nominated: President – Mike Williams, Vice President – Jerry Gildner, Vice President – Dave Schroeder, Treasurer – Jim Meyer, Secretary – Marci a Schwager

Motion to elect slate of officers by Nancy Szatkowski, seconded by Elizabeth Casey. Unanimously approved.

1. REPORTS
   1. Security
      1. Mequon Police Dept Sgt. Kasten reported on the wave of vandalism going on throughout Mequon. It is important for GH residents to know that this is a Mequon-wide problem and not just a GH problem. Actually, GH has fared better than some other neighborhoods. Mequon is very large – 48 square miles - and there are 3 officers and 1 supervisor on duty during the day and 2 officers and 1 supervisor on duty at night. Sgt. Kasten recommends begin observant and to keep lights on in the night hours. Do not hesitate to call 911 when an event occurs. Do not wait until morning. It is important to act quickly. It is not recommended that you confront the vandals, rather get license plate numbers and descriptions. Note that the vandals most are most likely teenagers who live in the neighborhood or have friends who live in the neighborhood. There are no current suspects. Sgt. Kasten recommended that if concern warrants it, personal security cameras could be considered.
      2. Further discussion was had on what the GHHA could do. It was suggested that estimates for cameras at the entrances be obtained. A homeowner volunteered to spearhead this and will report to the Board when she has information.
   2. Finance
      1. Eleven (11) Homeowners have not paid the special assessment. Two (2) Homeowners have not paid the annual dues.
      2. One of these has not paid for two years including the assessment. Legal action has commenced to collect this amount. The GHHA attorney does not recommend posting the names of delinquent homeowners as this creates tension in the neighborhood.
      3. There will be no change in dues for 2012. It will remain at $450 per year.
      4. The Landscape Assessment worked as planned for landscaping payments.
   3. Architectural Committee – Cedar Shakes Issue
      1. The committee was reappointed.
      2. After receiving inquiries from a couple homeowners, the Board requested the Architectural Committee study the viability of changing the GHHA governing documents to include specified man-made materials in place of natural materials (cedar shakes, slate, and tile) for roofing needs. The committee met with roofing contractors and suppliers who presented a wide range of product quality and cost options. The committee members also toured Mequon looking at various products on completed projects. The consensus of the committee was that no asphalts products should be allowed. The committee did find a specific brand of architectural composite shingles acceptable (Di Vinci). Pros of this type of shingle include a 40 year life span. However, product costs with installation costs made the total cost about 1 ½ times more than traditional cedar shake shingles. The committee‘s main concern was regulating and controlling a change to the governing documents due to the wide range of product quality available in the “architectural shingle” category and the ability of the Architectural Committee to regulate selection.
      3. Discussion continued with some homeowners concerned about affordability of this recommendation while other homeowners wanted to keep the focus on consistent quality and not the current economy and cost.
      4. The Board will consider the Architectural Committee’s recommendation and determine whether to put the issue to a homeowner vote. The Board thanked the committee members for their thorough study of the topic.
   4. Landscape
      1. The committee was reappointed.
      2. The Board members extended their thanks to the committee for the design and installation efforts pertaining to the entrance project. It will take about 3 years for plantings to fully bloom.
      3. Vandalism required paint removal and replacement of 3 LEDs and a harp light.
      4. Total cost of vandalism was approximately $2500. Insurance covered about $500.
      5. The Board will consider moving ahead with either improvement of the Berms or on the Common Areas.
2. OTHER BUSINESS
   1. Marcia was thanked for her efforts on the new web site.
   2. Mailbox/Paper Box combos are available for $150. Contact Mike Williams.
3. ADJOURN
   1. Marcia Schwager motioned to adjourn. Seconded by Jerry Gildner. Meeting was adjourned at 8:36 pm.