GHHA HOMEOWNERS’ ASSOCIATION ANNUAL MEETING
North Shore Country Club
November 29, 2012

Attendees: Mike Williams (President), Jim Meyer (Treasurer), Marcia Schwager (Secretary), Doug Davies, Dick Johannes, Dan Stewart, George Frommell, Chris Kaczmarek, Carol Zolot, Menachem Graupe, Dave & Mavis Driefus, Steve & Linda Reyer, Frank Ball, Melissa Bleidorn, Erick & Diane Anderson, Mark Hermanoff, Curt Hoff

1. CALL TO ORDER

Mike Williams called the meeting to order at 7:05 pm.

1. APPROVAL OF MINUTES

Motion by Doug Davies to approve 2011 meeting minutes. Seconded by Dick Johannes. 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 Doug Davies, seconded by Dick Johannes. Unanimously approved.

1. REPORTS
	1. Financial
		1. Jim Meyer, Treasurer, presented the 2012 financial report and the 2013 budget. Dues will remain the same at $450 per year. Change in landscape management has allowed the GHHA to maintain the same dues for the last five years while also augmenting our savings for future projects.
		2. Additional unexpected revenues and expenses resulted from aggressive collection of a few unpaid accounts. The Board has agreed to continue to pursue this more aggressive collection stance by taking appropriate legal action within six months of the billing of the fees.
		3. Clarification was made concerning the pass-through expense related to mailboxes. For consistency of look, GHHA has contracted with Ace Hardware to make and install replacement mailboxes and paper boxes. The homeowner pays GHHA who then hires and pays Ace Hardware. There is no such plan in place for light posts or mailbox posts. A suggestion was made to provide this information on the web site.
		4. Motion made by Doug Davies to approve the 2013 dues and budget. Seconded by Dick Johannes. Unanimously approved.
	2. Architectural Committee
		1. The committee was reappointed.
		2. Last year, the Architectural Committee thoroughly reviewed the prospect of changing the GHHA Bylaws to accommodate man-made, dimensional shingles in addition to the currently required natural roofing products such as cedar shake shingles or tile roofs. The committee’s study was made with quality verses cost savings as the primary driver. The committee’s recommendation showed that based on quality, the cost of the appropriate quality of man-made shingle resulted in no real cost savings to the homeowner. Also, the supervision required to maintain the proper quality was seen as difficult. As a result, the Board voted to not implement any changes to the current requirements.
		3. After receiving new inquiries from a couple homeowners in 2012, the Board re-opened the discussion at the meeting. Discussion included some homeowners concerned about affordability of man-made shingles while other homeowners wanted to keep the focus on consistent quality and not the current economy and cost. Questions were raised as to the possibility of specifying specific manufacturers’ products as an option. Questions were raised concerning the longevity of cedar shake roofs.
		4. The Board will request the Architectural Committee revisit the topic and make a follow-up recommendation to the Board preferably to be completed before spring.
	3. Landscape
		1. The committee was reappointed.
		2. George Frommell, Landscape Chairman, reported on the successful completion of the entrances. George reported that during 2012, 14 dead or dying trees were removed. No other activities were completed in 2012 as the budget needed to accumulate funds for additional projects.
		3. The Landscape Committee met recently and plans to proceed with planning of Berm improvement which was the second priority based of the landscape survey. The current landscape service, David J. Frank Landscape, will provide this planning service at no cost. It was suggested to plan both the Berms and Common Area improvements at the same time and, as a result, create a multi-year improvement plan which will allow budgeting for the future.
2. OTHER BUSINESS
	1. Concerns were raised about the unlit lampposts in the neighborhood posing both a safety concern as well as being aesthetically unpleasing. The Board reminded everyone that it is the homeowner’s responsibility to maintain both a working lamppost and mailbox. The Board agreed to send out an email notice along with information on how to obtain help in repairing and maintaining these items.
	2. Concerns were raised about long-standing signs in some yards. The Board asked for the locations of these signs and Mike would follow-up with the homeowners.
3. ADJOURN
	1. Dick Johannes motioned to adjourn. Seconded by Doug Davies. Meeting was adjourned at 8:10 pm.