GHHA HOMEOWNERS’ ASSOCIATION ANNUAL MEETING
Logemann Community Center
November 19, 2013

Attendees: Mike Williams (President), Jim Meyer (Treasurer), Marcia Schwager (Secretary), Dave Schroeder (VP), Jerry Gildner (VP), Doug Davies, Dan Stewart, George Frommell, Chris Kaczmarek, Carol Zolot, Dave & Mavis Driefus, Steve & Linda Reyer, Frank Ball, Paul Rosenberg, Tom & Jane Kammerait, Ryan O’Desky, Doug & Jamie O’Connor, Carol Nelson

CALL TO ORDER

Mike Williams called the meeting to order at 7:00 pm.

1. APPROVAL OF MINUTES

Motion by George Frommell to approve 2012 meeting minutes. Seconded by Doug Davies. 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 Dave Luther, seconded by Jane Kammerait. Unanimously approved.

1. REPORTS
	1. Financial
		1. Jim Meyer, Treasurer, presented the 2013 financial report and the 2014 budget. Dues will remain the same at $450 per year.
		2. Professional fees which include legal fees were larger than expected due to legal services for changes to the governing documents as a result of the roofing amendment. It was noted that our attorney, Susan Sorrentino, was involved with the revamping of the GHHA bylaws in 2006 while she worked for Godfrey & Kahn. She has since opened her own practice and provides services to us for a reasonable cost.
		3. The estimated 2013 ending cash balance net of additional landscaping costs is $28,074
		4. All dues are paid to date.
		5. Motion made by Paul Rosenberg to approve the 2014 dues and budget. Seconded by George Frommell. Unanimously approved.
	2. Architectural Committee
		1. The Architecture Committee of Diane Anderson, Frank Ball and Melissa Bleidorn was reappointed with Dave Schroeder noted as the Board Liaison to the committee.
		2. Frank Ball presented a summary of the results of the roofing amendment vote. He directed people to the web site where they can find the list of approved alternative roofing material, a list of addresses where these materials are used and the approval form to be used by homeowners prior to the start of a roofing project. Frank reminded homeowners that if the roofing project involves shake shingles or other natural material there is no approval required. It is only required when using an alternative shingle. Frank also clarified that the approved alternatives will cost 95%-105% of a cedar shake option. The alternative shingles are not a “lower cost” option. All members of the committee are willing to help any homeowner with questions they may have.
		3. Marcia reviewed the new Appeals process. She directed homeowners to the Governing Documents section of the web site where the actual document can be found. There is also a link on the web site called Appeals which clarifies the process. This process allows homeowners to appeal decisions made by the Architecture Committee under three conditions: 1) if there is a change made to the approved alternative shingles list, 2) if a homeowner requests a variance and that variance is denied, the homeowner may appeal that decision to the Board, or 3) if a homeowner requests a variance and that variance is approved, any homeowner may appeal that decision to the Board.
	3. Landscape
		1. The Landscape Committee comprised of George Frommell, Diane Andersen, Larry Dubin and Linda Reyer was reappointed.
		2. George Frommell, Landscape Chairman, reported on the successful completion of the entrances. George reviewed the additional projects beyond normal maintenance that were completed in 2013 including the Donges Bay/River Road corner. An artist’s rendering of the project was passed around. The GH Parkway berm is not yet complete. Future plans are still TBD. The area needed to be cleaned out prior to making additional plans. Cobblestones were placed at the main entrance and dead trees were replaced throughout the subdivision. The city of Mequon completed its buckthorn removal and reseeding of the Donges Bay area.
		3. The Landscape Committee will proceed with planning of Berm improvement which was the second priority based of the landscape survey. The current landscape contractor, 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. From a budgeting perspective, it is anticipated that all future landscape plans be funded from Savings and that no assessment be levied. This requires that the landscape projects be completed over several years. As the plan develops, budgeting can be better determined.
		4. Several homeowners asked if the Common Area Woods could at least be made more accessible without waiting for the Berm projects to be completed. The Board did not recommend homeowners take the project on by themselves due to liability issues. The LC agreed to consider basic improvements. The Board will look into identifying and notifying homeowners with pedestrian easements for access to the common area woods.
		5. The general maintenance contract with D.J. Frank has been renewed through 2017 with a 3% increase.
		6. Marcia discussed the handout *2005-2013 Summary of the GHHA Budget and Landscape Committee Progress*.
2. OTHER BUSINESS
	1. The topic of home rentals was discussed. The GHHA governing documents do not address home rentals. At this time, we simply request contact information from the homeowner for the resident to make sure we are able to communicate with them. No major concerns were raised by the homeowners pertaining to renting. Per the law, the homeowner is responsible for maintaining the property and for communicating all GHHA covenants to a renter.
	2. 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.
3. ADJOURN
	1. Paul Rosenberg motioned to adjourn. Seconded by Frank Ball. Meeting was adjourned at 8:40 pm.