GHHA HOMEOWNERS’ ASSOCIATION ANNUAL MEETING
North Shore Country Club
November 13, 2014

Attendees: Mike Williams (President), Jim Meyer (Treasurer), Marcia Schwager (Secretary), Jerry Gildner (VP), George & Patty Frommell, Carol Zolot, Chris Kaczmarek, Steve & Linda Reyer, Carol Nelson, Richard Johannes, Doug Davies, Don & Annette Hidde, Jim & Karen Petric, Dave Goldberg, Mike Nemoir, Frank Ball, Melissa Bleidorn

CALL TO ORDER

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

1. APPROVAL OF MINUTES

Motion by Don Hidde to approve 2013 meeting minutes. Seconded by Carol Zolot. 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 Don Hidde, seconded by Doug Davies. Unanimously approved.

1. REPORTS
	1. Financial
		1. Jim Meyer, Treasurer, presented the 2014 financial report and the 2015 budget. Dues will remain the same for the eighth (8th) year in a row at $450 per year. All dues have been received for 2014.
		2. The estimated 2014 ending cash balance net of additional landscaping costs is $46,038. This includes savings from previous years.
		3. The 2015 Budget includes $48,674 in landscape expenditures for berm and woods improvement projects. No assessments will be needed to complete these projects.
		4. The Budgeted 2015 ending cash balance net of additional landscape costs is $21,999. The Board recommends maintaining a cash balance for a “rainy day fund” in the event of unforeseen expenses.
		5. Motion made by Chris Kaczmarek to approve the 2015 dues and budget. Seconded by Don Hidde. 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. Melissa Bleidorn presented a summary of the year stating that they have received 4-5 roofing and building permit reviews. The acceptable roofing options have been updated online.
	3. Landscape Committee
		1. The Landscape Committee comprised of George Frommell, Chris Kaczmarek, and Larry Dubin was reappointed.
		2. George Frommell, Landscape Chairman, reported the status of the approved berm and woods improvement projects which were approved by the Board following the Open House on Oct. 28.
		3. The Landscape Committee will proceed with the berm improvement which was the second priority based of the landscape survey as designed by D.J. Frank and to be installed by Oberndorfer Landscape. D.J. Frank has been awarded the ongoing maintenance contract for the flower beds. The plan is to complete this project by the beginning of summer 2015.
		4. The paths in the woods will be completed this year by Cream City Tree Care with the bridges coming in 2015. Estimates are still being finalized for the bridges. It is anticipated that two 12’ and one 16’ foot bridge will be needed. George is planning on meeting with the city engineer to look at the south bridge location and consider washout issues. Also, George will consider the size of the bridges to make sure the width will allow maintenance equipment access to the paths. The Board has not yet approved the bridges. The plan presented at the October 28th Open House was modified to address the concerns of homeowners who border the new entrances.
		5. Improvements to the paths such as fully mulched paths, signage, etc. will be considered in a second phase improvement of the woods.
		6. A request was made by a homeowner to have a “formal opening” of the woods.
		7. Mike Williams stated that the improvements being made to the berms and the woods will add value to all our homes. Mike also thanked the Landscape Committee and especially George for his dedication and hard work on these projects. Mike pointed out that after these projects are completed, there are no more large capital expenditure projects on the horizon.
		8. A question was raised about the status of the GH Pky West berm area. George stated that this is a work in progress. The current plan is to simply continue treating the weeds for a few years to control the buckthorn problem after which more definite plans will be made.
2. OTHER BUSINESS
	1. No new business was addressed.
3. ADJOURN
	1. Doug Davies motioned to adjourn. Seconded by Don HIdde. Meeting was adjourned at 7:25 pm.