GHHA HOMEOWNERS’ ASSOCIATION ANNUAL MEETING
North Shore Country Club
November 12, 2015

Attendees: Mike Williams (President), Jim Meyer (Treasurer), Marcia Schwager (Secretary), Dave Schroeder (VP), George Frommell, Joe Fenzel, Steve & Linda Reyer, Carol Nelson, Curt Capizzi, Melissa Bleidorn, Mark Hermanoff, Menachem Graupe, Bryan Nie, Frank Ball, Kris & Dick Rozran, Jane Kammerait, Doug Davies, Dan & Cindy Miske, Jamie O’Connor, Ed Wilson, Diane & Erik Andersen

CALL TO ORDER

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

1. APPROVAL OF MINUTES

Motion by Erik Andersen to approve 2014 meeting minutes. Seconded by Joe Fenzel. 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 Mark Hermanoff, seconded by Melissa Bleidorn. Unanimously approved.

1. REPORTS
	1. Financial
		1. Jim Meyer, Treasurer, presented the 2015 financial report and the 2016 budget. Dues will remain the same for the ninth (9th) year in a row at $450 per year. All dues have been received for 2015. A question was raised asking why dues have been easier to collect in recent years. The Board feels that instituting the lien penalty has caught the attention of homeowners.
		2. The estimated 2015 ending cash balance net of additional invoiced landscaping costs is $3,799. This includes savings from previous years.
		3. The Board recently approved an additional expenditure of $1955 to add steps leading to the north bridge from the road to increase safety. This is not reflected in the budget handed out at the meeting. This will leave a balance of $1844 at 2015 year end.
		4. The 2015 Budget included $45,272 in new landscape expenditures for berm and woods improvement projects. No assessments were needed to complete these projects.
		5. No projects have been approved for the 2016 budget year. The Budgeted 2016 ending cash balance *including the recently approved steps and without any approved projects going forward is $25,053 (this is an update)*. The Board recommends maintaining a cash balance of approximately $10,000 for a “rainy day fund” in the event of unforeseen expenses. For example, the Association was required by the City of Mequon to repair the erosion problem discovered by the south bridge in the woods.
		6. Motion made by Doug Davies to approve the 2016 dues and budget. Seconded by Dan Miske. 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 three roofing and building permit reviews.
		3. A summary of restrictions was circulated as a reminder to homeowners.
	3. Landscape Committee
		1. The Landscape Committee comprised of George Frommell, Chris Kaczmarek, and Larry Dubin was reappointed with Marcia Schwager noted at the Board Liaison to the committee. Kris Rozran was a new appointee to the committee.
		2. George Frommell, Landscape Chairman, reported the status of the berm and woods improvement projects which were approved by the Board following the Open House on Oct. 28, 2014.
		3. The berm improvement plan included eighteen flower beds; nine on Donges Bay Road and nine on River Road.
		4. The boulevard in GH Pky West was in its second year of treatment for buckthorn. There will be one more treatment before the buckthorn is considered eradicated. A non-planned expense was approved by the Board to grind down the remaining stumps in the boulevard to prevent unsightly overgrowth. The long term plan for the boulevard is to fill in the low spots, layer the area with top soil and seed making the area a green park-like setting.
		5. With the approved paths in the woods completed in 2014, three bridges were installed this year. It was noted that the plan presented at the October 28, 2014 Open House was modified to address the concerns of homeowners who border the new entrances and planned paths. A non-planned expense to maintain plant overgrowth for the paths was approved by the Board. When preparing for the south bridge, an erosion problem was discovered. The GHHA was required by the City of Mequon to repair this erosion problem prior to installing the south bridge. This non-planned expense was approved by the Board. The approach from the north to the northern most bridge is a steep slope that was not fully defined until after the installation of the bridge. The Board approved five steps to be built to make this approach safe. A bush will be replaced on the Wilson property that was damaged during the repair of the erosion problem. Homeowners were reminded that the City of Mequon, the DNR and other agencies were contacted before developing the plans for the woods.
		6. At this time, there is no request for additional improvements in the GH Landscaping. The Landscape Committee will be meeting over the winter to determine possible Improvements to the paths such as fully mulched paths, signage, handling of the low spot between the south bridge and the woods, leveling the approaches to the bridges, marking easements, additional paths, the grinding down of stumps in the existing paths, etc. Other areas that will be discussed are possible signage at the wall located at the intersection of Donges Bay and River Road, improving the beds at the entrances and the addition of flower beds on the GH Pky West boulevard.
		7. A request was made by several homeowners to be informed and participate in the decisions on future landscape improvements as was done with the initial major project work recently completed. There were differing views on the importance of various proposed improvements.
		8. It was suggested that the Board review our insurance coverage with the addition of the new paths and bridges.
		9. 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.
2. OTHER BUSINESS
	1. Lamp Posts
		1. Marcia reported that in mid-summer, approximately 28 lamp posts were non-operational. In mid-September, the number was 26. Just prior to the Annual Meeting, there were 17 lamp posts non-operational. The Board has the ability to fine homeowners for lack of adherence to the regulation that they must maintain a working lamp post. The Board was asking for feedback from the homeowners in attendance. There was consensus that the Board should develop a policy to levy a fine in the instances where homeowners have not repaired their lamp posts. The Board will develop this policy during the winter. The goal is not to make money through levying a fine; rather the goal is to motivate homeowners to repair their lamp posts.
		2. It was suggested that guidance be given on the type of bulb to be used including wattage and “color” of light.
		3. It was suggested that mailboxes and posts should also be addressed in a similar fashion in the future.
	2. Road quality
		1. Questions were raised on what can be done to improve the quality of the road surface in the neighborhood. It was noted that the city Mequon realizes the last top-coat was not done correctly and it will be repaired in the next cycle. Mike Williams suggested individual homeowners call the city and complain.
3. ADJOURN
	1. Mark Romanoff motioned to adjourn. Seconded by Cindy Miske. Meeting was adjourned at 7:50 pm.