GHHA HOMEOWNERS’ ASSOCIATION ANNUAL MEETING  
Tolzman Community Room, Weyenberg Library  
November 15, 2016

Attendees: Mike Williams (President), Jamie O’Connor (Treasurer), Jim Meyer (VP), Marcia Schwager (Secretary), Jerry Gildner (VP), George Frommell, Joe Fall, Jane Kammerait, Tim Maciolek, Melissa Bleidorn, Frank Ball, Cindy Miske, Carol Nelson, Linda Reyer, Steve Reyer, Bryan Nie

CALL TO ORDER

Mike Williams called the meeting to order at 6:00 pm.

1. APPROVAL OF MINUTES

Motion by Cindy Miske to approve 2015 meeting minutes. Seconded by Jane Kammerait. Unanimously approved.

1. ELECTION OF OFFICERS

Nominated: President – Mike Williams, Vice President – Jerry Gildner, Vice President – Dave Schroeder, Vice President – Jim Meyer, Treasurer – Jamie O’Connor, Secretary – Marcia Schwager

Motion to elect slate of officers by George Frommell, seconded by Melissa Bleidorn. Unanimously approved.

1. REPORTS
   1. Financial
      1. Jamie O’Connor, Treasurer, presented the 2016 financial report and the 2017 budget. Dues will remain the same for the tenth (10th) year in a row at $450 per year. All dues have been received for 2016.
      2. The estimated 2016 ending cash balance net of additional anticipated invoices is $569.
      3. The boulevard project was put on hold this year due to the discovery of the emerald ash borer, which requires us to remove a significant number of trees and have the stumps ground down. This will be done in December of this year with funds intended to complete the project. Therefore, the project is slated for completion next year in the 2017 budget.
      4. There is a 10% overage in the 2016 Landscape Maintenance expenses due to the inclusion of the new beds and the path maintenance. These new items are included in the 2017 budget.
      5. There was a significant overage in the Professional Fees line item. This was due to the following reasons:
         1. A homeowner violated the roofing rules and regulations by not having their roofing material pre-approved and, therefore, inadvertently installing a non-approved product. After discussions with the homeowner, the incorrect material was removed and replaced with an approved material at their own expense. Legal fees were incurred during this negotiation.
         2. Requiring homeowners to have working lamp posts required some legal action. The final result is that all homes identified in the May 2016 audit had working lamp posts by the end of October 2016.
         3. The Board modified the Rules and Regulations, as communicated previously to the homeowners, to allow for appropriate fines to be levied that are commensurate with the violation. Modifying theses governing documents incurred legal fees.
      6. A $10,000 reserve fund has been budgeted for the 2017 year. This fund is used for unexpected expenses such as legal fees for a rules violation, or the need to replace a tree or bush that has died during the year or additional watering due to a drought.
      7. The only two landscaping projects planned for in 2017 are mulching the new berm flower beds ($4,562), and grading and seeding the boulevard on GH Pkwy East. Quoting for this project has not yet been completed. There is currently $3,627 remaining in the 2017 budget for this project without using the $10,000 reserve fund.
      8. Motion made by Melissa Bleidorn to approve the 2017 dues and budget. Seconded by Frank Ball. 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 five roofing reviews, bringing the total to about 10 since the new roofing material option became available.
      3. Melissa reviewed the successful lamp post initiative. A new audit will be conducted in May 2017. It is anticipated that the difficult lamp post repairs were completed this year.
   3. Landscape Committee
      1. The Landscape Committee comprised of George Frommell and Kris Rozran was reappointed with Marcia Schwager as the Board Liaison.
      2. Both Chris Kaczmarek, and Larry Dubin were recognized for their service on the LC this past year.
      3. New members are welcome on to serve on the LC. If anyone is interested, they should contact George Frommell or a Board member.
      4. George Frommell, Landscape Committee Chairman, reported the status of overall maintenance budget. A new three-year contract (2018-2020) was negotiated with David J. Frank with a 4.3% increase over the current three-year agreement.
      5. George reviewed the GH Boulevard project and the discovery of the emerald ash borer. Jerry Gildner is overseeing the removal of these diseased trees.
      6. There are a number of smaller landscape projects to be considered in the future. A homeowner survey will be conducted prior to the 2018 year to determine the homeowners’ preferences for various projects. Some of these potential projects (not all inclusive) include signage for the entrances to the wood paths, signage at the corner of Donges Bay and River Road on the stone wall similar to the entrances, two “floating” bridges on the paths in the woods over wet drainage areas, cul-de-sac improvements, berm flower bed enhancements, entrance enhancements and trees for the refurbished boulevard. Again, there is no money available until the 2018 budget for any of these projects without an assessment or dues increase. The Board has not recommend any assessment or dues increase.
2. OTHER BUSINESS
   1. There was no other business.
3. ADJOURN
   1. Cindy Miske motioned to adjourn. Seconded by Frank Ball. Meeting was adjourned at 6:40 pm.