GHHA HOMEOWNERS’ ASSOCIATION ANNUAL MEETING  
North Shore Country Club  
November 30, 2017

Attendees: Mike Williams (President), Jamie O’Connor (Treasurer), Marcia Schwager (Secretary), Jerry Gildner (VP), Mita Mukhopadhyay, Lakshmi Bhaduri, Steve & Linda Reyer, Carol Nelson, Menachem & Laura Graupe, Curt & Terese Capizzi, Melissa Bleidorn, Doug Davies, Dick Johannes, Kris Rozran, Ling Yang, Hongjin An, Bryan Nie, Mark Hermanoff, Jane & Tom Kammerait, and Dan Miske

CALL TO ORDER

Mike Williams called the meeting to order at 6:30 pm. Everyone present introduced themselves and stated how long they had been a resident of the neighborhood.

1. APPROVAL OF MINUTES

Motion by Steve Reyer to approve 2016 meeting minutes. Seconded by Mike Williams. 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 Melissa Bleidorn, seconded by Curt Capizzi . Unanimously approved.

1. REPORTS
   1. Financial
      1. Jamie O’Connor, Treasurer, presented the 2017 financial report and the 2018 budget. Dues will remain the same for the 11th year in a row at $450 per year. All dues have been received for 2017.
      2. The estimated 2017 ending cash balance net of additional anticipated invoices is $12,035.
      3. $3,000 has been earmarked for unplanned landscaping expenses such as replacing a dead bush or additional watering.
      4. A $10,000 reserve fund has been budgeted for the 2018 year. This fund is used for unexpected expenses such as legal fees or watering due to protracted drought conditions.
      5. Motion made by Doug Davies to approve the 2018 dues and budget. Seconded by Steve Reyer. 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 seven (7) roofing reviews, one of which is cedar with six alternative selections.
      3. Melissa reviewed the status of the lamp posts. An audit was conducted in May 2017 and all lamp posts noted as non-operational are now functioning. A new audit will be conducted in May 2018.
   3. Landscape Committee
      1. The Landscape Committee comprised of George Frommell and Kris Rozran was reappointed with Jerry Gildner as the Board Liaison.
      2. New members are welcome to serve on the LC. If anyone is interested, they should contact George Frommell or a Board member.
      3. George Frommell, Landscape Committee Chairman, was unable to attend and sent a written report which Marcia reviewed. Main points include:
         1. The GH Parkway boulevard received final grading and seeding.
         2. Total 2017 landscape maintenance costs were $32,891.26.
         3. A new three-year contract (2018-2020) was negotiated with David J. Frank with a 4.3% increase over the current three-year agreement. This includes care of the 18 flower beds and the GH Parkway boulevard.
         4. Not included in the new contract is any mulching of the 18 flower beds as mulching was done in 2017. Cost would be $4750 per year over the next two years, if needed.
         5. An additional 2018 expense not included in the Frank contract is maintenance of the paths in the woods which will be done by SMB Landscape at $250 per visit for up to four visits.
         6. No major projects are planned for 2018. The committee will obtain long-term recommendations for boulevard improvements. It is anticipated that additional trees will die in the boulevard and need to be removed. Disease resistant replacement trees is a high priority.
         7. There are a number of smaller landscape projects to be considered in the future. A homeowner survey will be conducted to determine the homeowners’ preferences for various projects. Some of these potential projects (in no priority order and 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. Homeowners were encouraged to contact the Board or George Frommell with additional suggestions. A homeowner who was unable to attend suggested opening up the south entrance of the woods’ path a bit more, wood chipping the really wet and low spots along the trail, and adding a few arborvitae to screen a homeowners from the trail on the southwest side of the woods.
      4. Mike Williams thanked all the volunteers on the various committees. Doug Davies thanked the Board members for their commitment over the years.
2. OTHER BUSINESS
   1. A homeowner unable to attend the meeting suggested discussion of the use of drones in the neighborhood. After some discussion, it was decided to monitor the situation. Neighbors are encouraged to discuss with other neighbors the usage of drones if there is an issue.
   2. A reminder to homeowners to keep dogs on leases when others are present.
3. ADJOURNMENT
   1. Curt Capizzi motioned to adjourn. Seconded by Steve Reyer. Meeting was adjourned at 7:45 pm.