GHHA HOMEOWNERS’ ASSOCIATION ANNUAL MEETING  
Weyenberg Library Tolzman Community Room  
November 15, 2018

Attendees: Mike Williams (President), Jamie O’Connor (Treasurer), Marcia Schwager (Secretary), Jerry Gildner (VP), Dave Schroeder (VP), Jim Meyer (VP), David Ryder, Erik Andersen, Diane Andersen, Gautam Bhaduri, Mita Mukhopadhyay, George Frommell, Melissa Bleidorn, Carol Nelson, Judy Fenzel, Joe Fenzel, Susan Nolte, Sarah Schroeder, Mike Nemoir, Curt Capizzi, Terese Capizzi, Dick Rozran, Kris Rozran, Maya Drage, Dick Johannes, Doug Davies

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. The Board introduced themselves and stated how long they had served on the Board.

1. APPROVAL OF MINUTES

Motion by David Ryder to approve 2017 meeting minutes. Seconded by Erik Andersen. Unanimously approved.

1. ANNUAL 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 Joe Fenzel, seconded by Kris Rozran.

Discussion followed with questions raised by Kris Rozran as to the process to present the slate of officers. President Mike Williams explained that for the past 20+ years an announcement is made at every annual meeting that anyone willing to serve on the Board or on a committee need only to contact Mike or another Board member. Board and committee participation has been based on volunteerism. Questions were raised if there should be a more proactive method to determine nominees. Dave Schroeder stated that this very question was raised at the Board meeting prior to the annual meeting as an issue to be addressed this coming year. Suggestions from Kris Rozran and Gautam Bhaduri included setting up a nominating committee and/or setting up 3-year rotating terms on the Board and having mid-year elections to fill open positions. Questions were raised if mid-year elections were possible. Mike Nemoir stated that he was not aware of what the job responsibilities of the Board positions were. Questions were raised by Gautam Bhaduri and Dick Rozran as to what would be required to change the Bylaws, if necessary. The Board said they understood the questions being asked and did not know the details offhand as outlined in the Bylaws. The Board would need to research what options would be permitted by the Bylaws going forward. SEE ADDENDUM.

A vote was taken on the motion on the floor for the annual election of the slate of officers which was unanimously approved.

1. REPORTS
   1. Financial
      1. Jamie O’Connor, Treasurer, presented the 2018 financial report and the 2019 budget. Dues will remain the same for the 12th year in a row at $450 per year. All dues have been received for 2018.
      2. The estimated 2018 ending cash balance net of additional anticipated invoices is forecasted to be $9,413.
      3. Approximately 60% of the 2018 budget goes towards contracted landscape maintenance with DJ Frank.
      4. $5,000 has been earmarked for 2019 unplanned landscaping expenses such as replacing a dead bush or additional watering. Several dead trees and bushes have already been identified and estimated to cost approximately $2000 to remove along River Road. One dead tree will be removed by the city.
      5. $6,962 are forecasted to be available for currently non-budgeted budgeted expenses.
      6. $1000 has been set aside in 2019 for an annual block party. $500 were given to this event in 2018. In the pouring rain, approximately 40 homes were represented. Thanks to Maya Drage and Susan Nolte for organizing this event. The Board feels that one annual social event for all residents is a welcome addition the culture of the neighborhood. Note, the Board is only allowing for one subsidized GHHA social event at this time. There was a brief discussion if there should be a Social Committee set up by the Board. The Board will take this under consideration.
      7. A $10,000 reserve fund has been budgeted for the 2019 year. This fund is to be used for unexpected expenses such as legal fees or watering due to protracted drought conditions. Efforts are made not to dip into this $10,000 fund unless emergency conditions warrant it.
      8. A brief discussion was had on whether dues should be increased going forward based on the general overall increase in landscaping maintenance, mulching and dead tree removal, resulting in fewer funds available for ongoing improvement projects. The Board will take this under consideration for next year.
      9. A motion made by David Ryder to approve the 2019 dues and budget. Seconded by Kris Rozran. Unanimously approved.
   2. Architectural Committee
      1. The Architectural 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 nine (9) roofing reviews. Melissa reiterated the requirement to obtain written GHHA Architectural Control Committee approval prior to any roofing project regardless of the material. The approved alternative material list has been updated in 2018 to reflect available material.
      3. Diane reviewed the status of the lamp posts. An audit was conducted in May 2018. All but one lamp posts noted as non-operational are now functioning. A new audit will be conducted in May 2019. If you have a lamp post light on a switch, please make sure to turn it on at night.
   3. Landscape Committee
      1. The Landscape Committee comprised of George Frommell and Kris Rozran was reappointed with Jerry Gildner as the Board Liaison.
      2. George Frommell, Landscape Committee Chairman, provided a summary of 2018 landscape projects. Main points include:
         1. The major project in 2018 was the completion of the GH Parkway boulevard project with the planting of new trees. The cost of watering the trees was negated by volunteers supplying time and effort to fill water bottles using Dave Schroeder’s hose. Thanks were given to all those who volunteered, and to the people who donated a tree to the boulevard project – Carol Nelson, Kris Rozran, George Frommell, Dave Schroeder and Jerry Gildner.
         2. Total 2018 general landscape maintenance costs were $34,320. We are finishing the first year of a three-year contract (2018-2020) negotiated with David J. Frank which includes mowing and maintaining all the common areas, care of the 18 flower beds and the GH Parkway boulevard.
         3. The flower beds were not mulched in 2018 but are slated to be mulched in 2019 with the plan to do this on a 2-year schedule. Costs in 2019 will be an additional $4750.
         4. A separate 2018 expense not included in the Frank contract was maintenance of the paths in the woods which was done by SMB Landscape at $250 per visit for up to four visits. This will be continued in 2019.
         5. Two floating bridges were installed and anchored at minimal cost just south of the woods over the small rivulets.
         6. A major unplanned expense was the recertification of our three retention ponds. We were notified by the city of Mequon that this was required. The total process including certification, needed rip rock and pond landscape maintenance was an unbudgeted $11,129. All ponds are now in full compliance. Ongoing pond maintenance will be reviewed on an annual basis.
         7. The Board is planning a homeowner survey to determine where funds should be spent over the next several years. Possible projects include (in no priority order and not all inclusive)
            1. signage at the corner of Donges Bay and River Road on the stone wall similar to the entrances (estimated cost of $4174)
            2. cul-de-sac improvements
            3. berm flower bed enhancements
            4. entrance enhancements
            5. signage for the entrances to the wood paths
            6. mulching of trails in the woods
      3. Mike Williams thanked all the volunteers on the various committees.
2. OTHER BUSINESS
   1. Gautam Bhaduri asked if we should have a mid-year meeting. The Board said they would take this under consideration.
   2. A question was posed as to when and if the roads will be resurfaced especially on the west side. Mike will follow-up on this issue.
3. ADJOURNMENT
   1. Meeting was adjourned at 7:45 pm due to time restraints at the library. Several issues were not addressed that were on the agenda due to the time constraints.